



Restored stone property with gite, barn and swimming pool for sale between Agen and Castelsarrasin in Tarn et Garonne.

This traditional 4-bedroom stone property offers the possibility of an income with an independent gite/ maison d'amis, outbuildings for further expansion, a delightful covered terrace for outdoor living and an 11x5m swimming pool.

Town: Nr Moissac
Dept: Tarn et Garonne
Plot size (m2): 2640
Habitable (m2): 0
Bedrooms: 5
Bathrooms: 2
Agent: Rebekah Maren

rebekah@leggett.fr

15995RM82.pdf

€ 299 000

Traditional, restored stone farmhouse in the Tarn et Garonne, close to Valence d' Agen. The property comprises a main house, Large barn, swimming pool and a pigeonnier. There is a mature garden with a variety of fruits.

The spacious undercover terrace is ideal for outdoor entertaining all year round and provides a shaded area in the height of summer.

On the ground floor of the main house is a large kitchen (22m²) with wood burning stove, a lounge/dining-room (40m²) with door onto the side garden, a hallway and a w.c.

There are four double bedrooms on the first floor; Bedroom 1 (13.5m²), bedroom 2 (13 m²), bedroom 3 (15m²), bedroom 4 (16.5m²) and a family bathroom.

On the second floor, the extensive loft (79m²) has been partially converted into living space. It has 4 velux windows and flooring. The house has full oil-fired central heating.

The pigeonnier has been converted into a self-contained gite. On the ground floor is a kitchen and lounge/dining area. There are 3 doors leading out to different areas of the garden. A spiral staircase leads to the upper floor which has a double bedroom with en-suite shower room.

The barn (130m²) has 4 velux windows. The undercover . . .



La Rochebeaucourt

Maison de Chapitre, 24340, La Rochebeaucourt

TEL: 08700 11 51 51 email: info@frenchestateagents.com