

High Specification traditional Quercy house, Gite, Outbuildings and Swimming Pool.



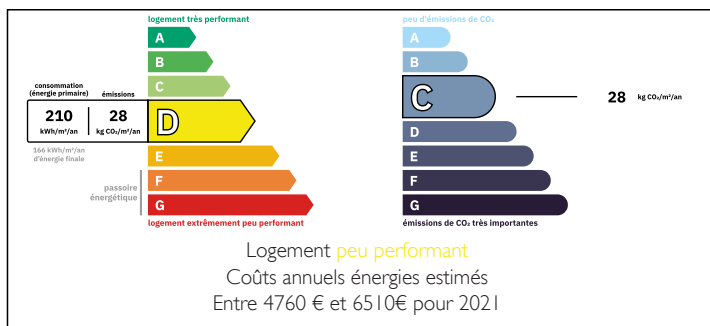
INFORMATION

Town:	Castanet
Department:	Tarn-et-Garonne
Bed:	6
Bath:	5
Floor:	248 m2
Plot Size:	9286 m2

IN BRIEF

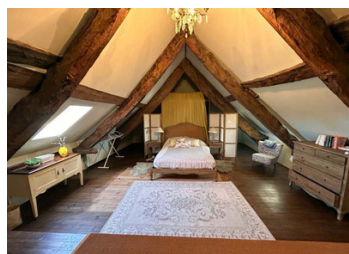
An absolutely fabulous traditional Quercy style house, completely renovated by the current owner. This would make an ideal large family home or a chambres d'hotes. the main house boasts a huge kitchen/dining room, two large sitting rooms, four bedrooms and four bathrooms. under the house there are two extensive full height cellars. the gite has a living/sleeping are and kitchenette and a mezzanine floor with bunk beds and a bathroom. Outside there is a saltwater swimming pool, fully refurbished in the last two years.. There are extensive well tended grounds. The house has gas fired central heating and is fully double glazed.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Entrance to the property is via a long driveway leading to a parking area beside a barn that has been converted to a gite and lean-to garage.

The main house is approached up a flight of stairs, via a pretty terrace through a front door into the kitchen/Dining Room (41m²). Has been fully fitted out with floor and wall mounted kitchen units. there is a wood burning stove in this room. The floor is in stone and there are central heating radiators.

An archway leads to sitting room number 1 (24.6m²) Wood floor and radiators.

Another archway leads to sitting room number 2 (43m²). This is at a slightly lower level than sitting room number 1 and also has a wooden floor and at the far end of the room a short flight of stairs leads to another raised area where a bedroom (18.9m²) can be found, together with a bathroom (3.6m²)

A further flight of stairs leads downwards from sitting room number 2 to the lower ground floor level where there is a further bedroom (20.6 m²) with an ensuite bathroom (5.5m²). There is also a door to the exterior, which is the official front door of the house..

Returning to sitting room number 1 there is a staircase leading to the first floor master bedroom (51 m² gross, 19.8m² habitable) with a large ensuite bathroom (14 m², 3.6 m³ habitable).

There is a fourth bedroom accessible from the exterior at ground...