

Rural Gem near Lafrançaise: Authentic Farmhouse with Outbuildings and Hectares near the Garonne.



INFORMATION

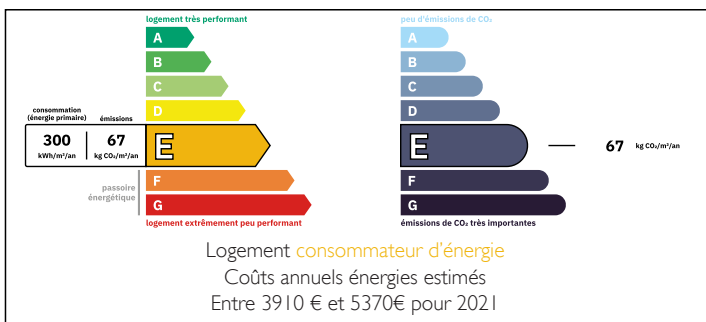
Town:	Lafrançaise
Department:	Tarn-et-Garonne
Bed:	5
Bath:	1
Floor:	230 m2
Plot Size:	10000 m2

IN BRIEF

Welcome to Camparnaud, a haven of peace in the charming countryside of Lafrançaise. This exceptional property spans over a hectare, offering a 200m² farmhouse with 5 bedrooms, a spacious living room, an open kitchen, and convenient outbuildings. Modern amenities like solar panels and a functional well add a touch of sustainability. The opportunity to acquire additional hectares near the Garonne river provides endless potential for nature lovers and those seeking a bio lifestyle. Come discover this hidden gem, perfect for serene living in harmony with the environment.



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 foncière: 1674 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Welcome to Camparnaud, a hidden paradise nestled in the peaceful countryside of Lafrançaise, in the picturesque department of Tarn-et-Garonne, France. This exceptional property, a haven of tranquility where rural authenticity harmoniously blends with modern comfort, offers a unique opportunity to acquire a true real estate treasure.

This farmhouse, a symbol of Quercynois charm, transports you to a bygone era where every stone tells a story and every corner exudes serenity. Situated on a vast one-hectare plot, this residence offers absolute privacy in a preserved natural setting, surrounded by greenery and tranquility, far from the bustle of urban life.

The main house, with a generous area of 200 m², is a true architectural gem. Its brick walls, alternating between raw and fired bricks, showcase local artisanal craftsmanship, while its bright and spacious living spaces envelop you in comfort and modernity. The large open-plan living area, comprising a lounge, a dining area, and an open kitchen, forms the warm heart of this home, ideal for family gatherings or socializing with friends.

On the ground floor, three welcoming bedrooms, a recently renovated bathroom, and a separate toilet provide spaces for rest and privacy, while a covered terrace invites relaxation and contemplation of the surrounding landscape. Upstairs, two additional bedrooms and convertible attic space offer potential for expansion or customization according to your needs and aspirations.

Modern amenities are also present to ensure easy and enjoyable daily living. Solar panels provide sustainable electricity production, while a functional well supplies a natural water...