

Beautifully renovated, 17th century stone property with Coach House and pool, set in a charming hamlet



INFORMATION

Town:	Belvèze
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	8686 m2

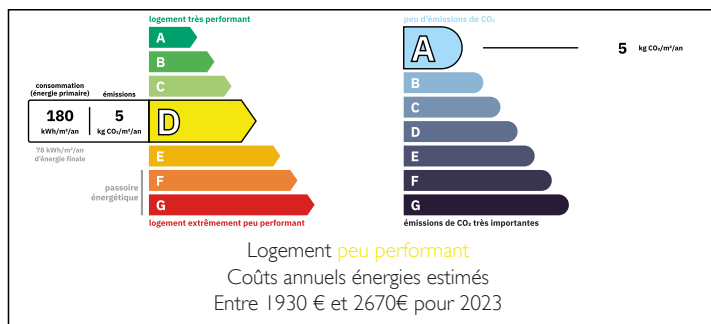


IN BRIEF

Your own private gem, with stunning views over the surrounding countryside, located in this tranquil hamlet with similar stone properties. This historic property has been lovingly restored by its owners and retains a lot of the original charm such as the original breadoven in the kitchen and a gorgeous stone font, which used to be the washing machine in the old days. The main house, with all living accommodation on one level, offers 3 bedrooms. There is lots of storage, space for a workshop and a wine cellar in the basements underneath, on the lower garden level.

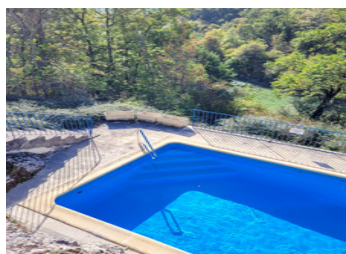
The Coach House across the courtyard has open-plan living accommodation and 2 bedrooms on the first floor. The swimming pool is nicely tucked away on a lower level, making it utterly and completely private ! A homely place, with space for...

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: 1768 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MAIN HOUSE (145 m²) – benefits from double glazing and new central heating with heath pump !

GROUND FLOOR :

Entrance hall (9,25 m²) with old stone sink

Kitchen (23,75 m²) fully fitted, with original bread oven, large stone font (washing machine in the old days), exterior door to front terrace

Open-plan living (30 m²) and dining room (23,5 m²) with fireplace and wood burner, exposed stone walls, beams, French doors opening to a spacious balcony with views

WC (2,3 m²) with wash basin

Hallway (9,5 m²)

Bedroom 1 (11,5 m²)

Bedroom 2 (16,5 m²)

Bathroom (5,85 m²) with wash basin, WC, bidet and shower

Bedroom 3 (13 m²)

LOWER GARDEN LEVEL :

Garden room

Boiler room (7 m²) with Viessmann oil fired boiler

Utility room (24,25 m²)

Basement (13,5 m²)

Wine cellar (12,6 m²)

COACH HOUSE (85 m²) – benefits from double glazing and electric heating:

GROUND FLOOR :

Covered terrace (24,25 m²)

Open-plan kitchen (12 m²) fully fitted and living room (45 m²) with fireplace, French doors opening to terrace

WC (1,75 m²)

Bathroom (5,5 m²) with wash basin, bidet, bath with shower

FIRST FLOOR :

Mezzanine landing (12,25 m²)

Bedroom 1 (10 m²) wood flooring, built in wardrobes

Bedroom 2 (10,6 m²)

EXTRA :

Double garage (40 m²) with brand new,