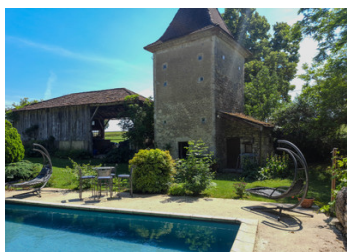
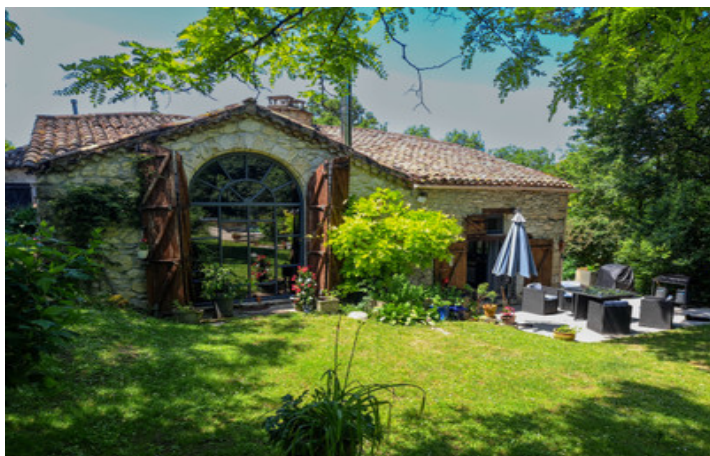


Exceptional Character Property with Two Houses, Private Pools, and 2.5 Ha of Land



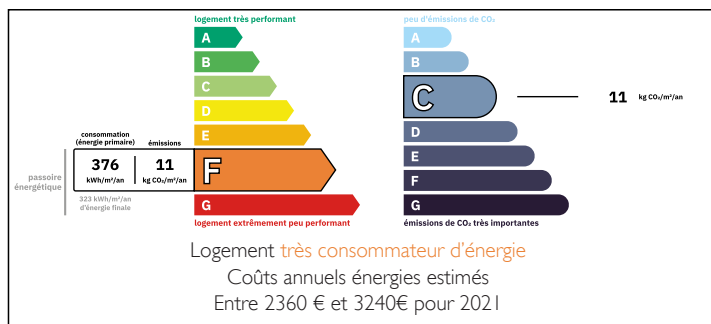
INFORMATION

Town:	Bourg-de-Visa
Department:	Tarn-et-Garonne
Bed:	7
Bath:	3
Floor:	400 m ²
Plot Size:	20998 m ²

IN BRIEF

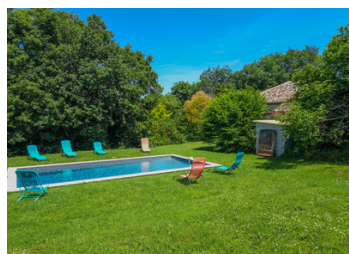
In a peaceful and verdant setting, discover this character property. The main house of 170 m² blends old-world charm with modern comfort, featuring three bedrooms including two master suites, a bathroom with a laundry area, and a fully equipped kitchen. The spacious dining room of 40 m² opens onto a large conservatory and boasts a wood stove and a central fireplace with a double hearth. A 60 m² mezzanine overlooks the main room, offering versatile space. The 120 m² gîte, currently operational, includes a 20 m² living-dining room with an insert fireplace, a small mezzanine, a master suite, a troglodyte bedroom, another bedroom, and a fully equipped kitchen, with direct access to its own private pool. Enjoy over 2.5 hectares of land with a private forest, a dovecote, a barn, and a bread oven. Ideal for family or...

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.



DESCRIPTION

Exceptional Property with Two Houses and Pools on 2.5 Ha

Set in a peaceful and verdant environment, discover this character property featuring two independent houses, each with its own private pool, on over 2.5 hectares of land including a forest, barn, dovecote, and traditional bread oven. Ideal for a large family, tourist project, or professional use, this property perfectly combines charm, authenticity, and modern comfort.

Main House – 170 m²

Ground Floor:

Dining room: 40 m², full of light with a wood stove and double-sided central fireplace

Kitchen: 15 m², fully equipped

Master suite 1: 17 m² with en-suite shower and separate WC

Master suite 2: 16 m² with en-suite shower and separate WC

Bedroom: 9.5 m²

Shower / laundry room: 9 m²

Separate WC: 2.5 m²

First Floor:

Mezzanine: 60 m², versatile space for office, playroom, or extra sleeping area

Exterior:

Terrace: 20 m²

Private swimming pool with relaxation area

Gîte – 120 m²

Ground Floor:

Living / dining room: 18 m² with mezzanine of 12 m²

Kitchen: 13 m², direct access to 12 m² terrace

Master suite: 18 m²

NOTES