

## Charming traditional stone Quercynoise 3 bedroom family home with lovely garden in Quercy Blanc



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Touffailles         |
| Department: | Tarn-et-Garonne     |
| Bed:        | 3                   |
| Bath:       | 1                   |
| Floor:      | 110 m <sup>2</sup>  |
| Plot Size:  | 1387 m <sup>2</sup> |



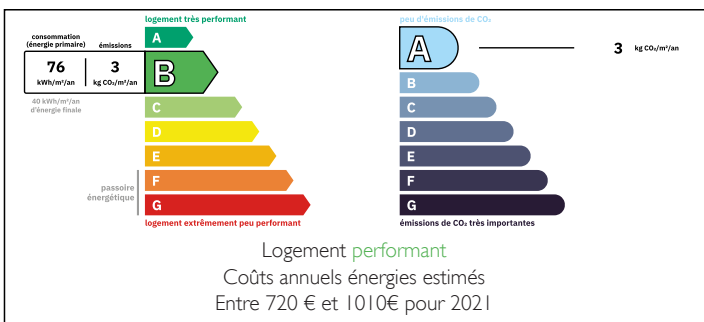
## IN BRIEF

This charming maison quercynoise is a real coup de cœur. Carefully renovated to a high standard, it offers modern comfort while preserving its authentic character. In a peaceful rural setting with lovely open views and only a short drive from Lauzerte and its shops, weekly market and medical services, the house provides spacious, light-filled living with 3 bedrooms, double glazing, a heat pump and a thermodynamic water heater.

Very well insulated and economical to run, it is ideal for comfortable year-round living with no major works required.

Outside, the large mature garden features trees, shrubs and fruit trees. A garage and more than 150m<sup>2</sup> of cellars offer excellent storage, while the beautiful stone stable is perfect for creating a small gîte, workshop or studio. A welcoming property in a calm, sought-after location.

## 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

In true Quercy style, wide stone steps lead up to the main living level.

### KITCHEN (6.4 x 2.4 m)

A modern, fully equipped kitchen with lovely open countryside views. Double sink, tiled splashbacks, electric oven, hob, breakfast area and excellent storage.

A wide hallway (7.3 x 1.3 m) leads to the bathroom and living spaces.

### LIVING ROOM (5 x 4.8 m)

A bright, welcoming room with two double windows overlooking the garden. Original beams, stonework and wooden floors add real warmth and character.

### BEDROOM 1 (4 x 4.7 m)

Bright and spacious with peaceful garden views.

### BEDROOM 2 (4.5 x 3.7 m)

A lovely double bedroom overlooking the front of the property.

### UTILITY ROOM (4.8 x 2.1 m)

A practical everyday space.

### BEDROOM 3 (3.8 x 4.2 m)

Another light, comfortable room with views of the garden.

Separate WC

### BATHROOM

Beautifully tiled, with walk-in Italian shower, double vanity unit and generous storage. Stylish and easy to maintain.

Ground Floor & Outbuildings – excellent potential

### GARAGE (40 m<sup>2</sup>)

Large stone garage for at least two cars.

## LOCAL TAXES

Taxe foncière: **900 EUR**

## NOTES