

Enchanting 3-bedroom Village House with Garden, Pool, and Garage – Walk to Lake & Shops



INFORMATION

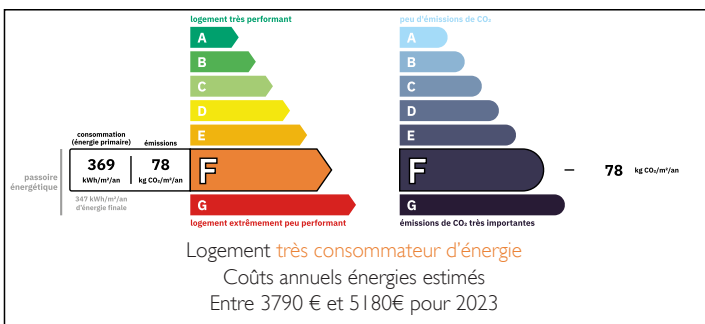
Town:	Beaumont-de-Lomagne
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	872 m2



IN BRIEF

This charming 3-bedroom home is full of character and warmth, nestled in a quiet leafy lane just a short walk from a vibrant village centre with shops, restaurants, and a beautiful lake. The heart of the home is the spacious covered veranda, seamlessly connecting the living area to the outdoors. With tall glass walls and garden views, it's the perfect spot to relax, dine, or unwind. The beautifully maintained, fully enclosed garden features flowering shrubs, mature trees, a lawn, and an above-ground pool—ideal for outdoor living. Inside, the cozy living/dining room with wood burner and exposed beams offers a warm, inviting atmosphere. With a practical layout including a downstairs shower room, garage, and plenty of storage, this is a truly homely property—perfect as a permanent residence, holiday home, or lock-up-and-leave. Just 45 minutes from Toulouse airport, it's a...

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

Ground Floor

Entrance into Living/Dining Room – 56m²

Spacious and welcoming open-plan area with original beams, attractive fireplace and wood burner. Two sets of triple glass doors open onto the stunning covered veranda, seamlessly connecting the indoor and outdoor spaces.

Veranda – approx. 20m²

Light-filled and covered, with a tall glass wall offering beautiful garden views. Ideal for relaxing, reading, or dining.

Kitchen – 12m²

Functional kitchen with gas hob, double sink, and ample pantry/storage cupboards. Access to the veranda for easy al fresco dining.

Shower Room – approx. 4m²

Ground floor shower room with shower and wash basin.

First Floor

Landing

Bright, spacious landing leading to the bedrooms and WC.

Bedroom 1 – 11m²

Features original beams, wood laminate flooring, and window with garden view.

Bedroom 2 – 11.8m²

Another comfortable bedroom with pleasant garden outlook.

Bedroom 3 – 23m²

Large and charming, with original features and views over the veranda and garden.

Separate WC

Additional Features

Large Garage

LOCAL TAXES

Taxe foncière: 1314 EUR

Taxe habitation: EUR

NOTES