

Charming stone ensemble of 2 houses, swimming pool and small outbuildings on 1 ha of land with views



INFORMATION

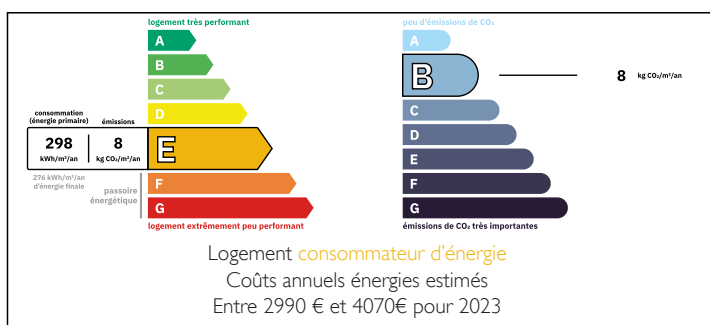
Town:	Touffailles
Department:	Tarn-et-Garonne
Bed:	6
Bath:	3
Floor:	342 m2
Plot Size:	11963 m2



IN BRIEF

This stunning property, nestled at the end of a peaceful country lane, is surrounded by rolling fields and a prune orchard. The well maintained buildings all ooze style and character. The main farmhouse is a perfect example of a successful rustic renovation, with the combination of stone, wood, nature and modern comforts. The other house on the property is slightly smaller in scale, but still offers 2 generously sized bedrooms and spacious living areas. The multiple terraces provide ample outdoor living space, perfect for al fresco dining, relaxing with a book, or simply soaking in the peaceful views. And just a short stroll away, the swimming pool invites you to cool off and unwind under the southern sun. A very special feature of this estate is the original old chapel, a timeless piece of history that adds...

ENERGY - DPE



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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: 1809 EUR

NOTES

DESCRIPTION

MAIN FARMHOUSE:

GROUND FLOOR:

Large terrace with original bread oven (no longer in use)

Entrance hall (19 m²) with staircase to first floor

Dining room (20,5 m²) with travertin flooring, original old stone sink, wood burner

Kitchen (24,75 m²)

Bedroom 1 (19,8 m²) with fireplace, built in storage

Bathroom (11,45 m²) with twin basin, shower, WC, utility room

Bedroom 2 (18,45 m²)

Bedroom 3 (17,65 m²)

FIRST FLOOR:

Living area (69,5 m²) cathedral style, with wood burner

Bedroom 4/dormitory (40 m²) with bathroom (7,30 m²) with wash basin, bath and WC

GARDEN LEVEL:

Basement

SECOND HOUSE:

UPPER GROUND FLOOR:

Covered terrace (16,79 m²)

Living area (24 m²) with fireplace with wood insert

Hallway (3,6 m²)

Bedroom 1 (14,75 m²)

Bedroom 2 (12,5 m²)

LOWER GROUND FLOOR:

hallway (6,1 m²)

Bathroom (11,15 m²) with wash basin, bath, WC

Kitchen/dining area (23 m²) with French doors opening to terrace

EXTRA:

Swimming pool, salt pool, 9 m x 4 m

Prune orchard – beautiful views over the surrounding countryside

Additional spacious covered terrace between the 2 properties

Stone outbuilding (former pigsty)

Garage (34,5 m²) also used as a workshop

Original stone chapel (26 m²) with old murals