

Ref: A38798SNM82

Price: 599 000 EUR

agency fees to be paid by the seller

#### Beautifully restored 8-bed home with land, separate spa & gym - turnkey rental, stunning views



# INFORMATION

Town: L'Honor-de-Cos

Department: Tarn-et-Garonne

Bed: 8

Bath: 9

Floor: 293 m2

Plot Size: 28388 m2













## IN BRIEF

Set on the peaceful northern slopes just 15 minutes from Montauban, this beautifully restored 8-bedroom, 8-bathroom home is in excellent condition throughout. Offering stunning panoramic views across 2.8 hectares of land, the estate includes mature, beautifully maintained gardens and a large vegetable plot with an automated watering system. Additionally, there are two flat constructible plots totaling 3,700m², providing excellent development potential.

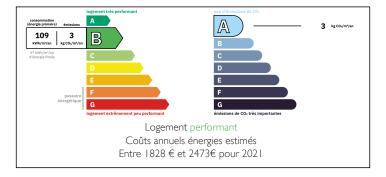
Inside, the bright and spacious living areas are full of character and charm. The property benefits from a double garage, mains drainage, and an eco-friendly geothermal heating system complemented by solar panels. For relaxation and wellness, there is a separate spa, sauna, and gym, enhancing the home's appeal as a turnkey rental business.

A huge covered terrace offers the perfect space for outdoor entertaining and enjoying the wonderful views. This spacious family home is also suitable for

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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.

#### **ENERGY - DPE**







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#### LOCAL TAXES

Taxe foncière: 2814 EUR

Taxe habitation: EUR

### **NOTES**

#### DESCRIPTION

MAIN HOUSE – GROUND FLOOR ENTRANCE HALL: Welcoming and practical, leading into the main living areas.

SALON (39m²): A spectacular space with high ceilings, original exposed beams, and a huge, original open fireplace—a true centrepiece. Large garden-facing windows flood the room with natural light, while a glass floor panel above draws in even more from the mezzanine. The room combines historic charm with striking architectural detail.

KITCHEN (16m<sup>2</sup>): Bright and functional, well-equipped for family life or entertaining.

DINING ROOM (25m<sup>2</sup>): Spacious and light-filled, ideal for hosting, with easy access to the terrace and summer kitchen.

BEDROOM (16m²): Comfortable double room with ensuite shower room and WC, ideal for guests or step-free living.

A door from the salon connects to the renovated grange, forming a separate guest wing.

MAIN HOUSE – FIRST FLOOR

GAMES ROOM/SECOND SALON: A large, flexible space with skylight and glass floor panel looking down into the salon—ideal as a games room, library, or office.

ATTIC (190m<sup>2</sup>):

80m² already prepared for conversion, with insulation and plasterboard rails in place

Potential to create up to 4 additional bedrooms, a studio, or independent apartment

RENOVATED GRANGE – GUEST WING (Ground Floor)

Accessible from the main house or independently

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr