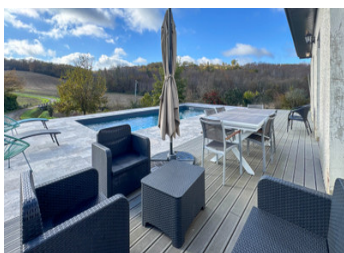


Renovated contemporary home, 4 bedrooms, with pool and views for sale near Cazes-Mondenard.



INFORMATION

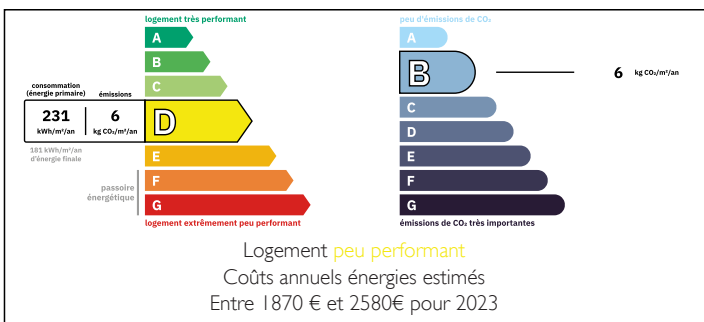
Town:	Cazes-Mondenard
Department:	Tarn-et-Garonne
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	7942 m2



IN BRIEF

Just minutes from the village of Cazes Mondenard with full amenities, this stylish single-storey 4-bedroom home offers easy living in the beautiful rolling Quercy Blanc countryside of the Tarn-et-Garonne. Built in the 1980s and tastefully updated, it features double glazing, good insulation, a pellet-burner with heat distribution, and electric radiators. The bright kitchen-diner and spacious living room open onto a large south-facing terrace with a 4.5 × 9 m saltwater pool and stunning open views—perfect for family life or holidays. All four bedrooms are on the ground floor, three with built-in wardrobes and one with direct terrace access. Solar-powered rolling blinds, a utility area, and excellent outdoor space complete the property. A few decorative finishes remain to personalize. Perfectly positioned near Cazes-Mondenard and within easy reach of Lauzerte, Moissac, Montauban and Toulouse Airport.

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.



LOCAL TAXES

Taxe foncière: 871 EUR

NOTES

DESCRIPTION

COMFORTABLE GROUND FLOORING LIVING :

Entrance and hallway (7,5 m2)

Kitchen/dining room (15,65 m2) fully fitted

Dining room & salon (24,5 m2) with French doors to terrace and swimming pool, fireplace with pellet insert

WC (1,5 m2)

Bathroom (2,6 m2) with wash basin, walk-in shower

Bedroom 1 (11 m2) with built-in wardrobe

Bedroom 2 (11,5 m2) with built-in wardrobe

Bedroom 3 (12,25 m2) with French doors opening to the terrace

Utility area (3,15 m2)

Bedroom 4 (10,75 m2) with built-in wardrobe

EXTRA:

Swimming pool 4,5 m x 9 m, salt pool with Roman steps

Spacious terrace surrounding the pool with views

Solar blinds on all windows

Stunning views, easy living

Needs some interior finishes (decoration)

Cazes Mondenard : 2.3 km where you will find all daily amenities — bakery, grocery, pharmacy, post office, bar/restaurant, a media-library, sport facilities etc

Lauzerte : 11 km

Castelnau Montratier : 14.5 km

Montcuq : 17 km

Moissac : 24 km

Montauban : 33 km

Toulouse airport : 90 km

Bergerac airport : 103 km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>