

## Gorgeous 3 bedroom Renovated ex-Winery with 4,800m Garden, peaceful setting & Ground-Floor Bedroom



## INFORMATION

Town:	Salvagnac
Department:	Tarn
Bed:	3
Bath:	3
Floor:	230 m <sup>2</sup>
Plot Size:	4805 m <sup>2</sup>

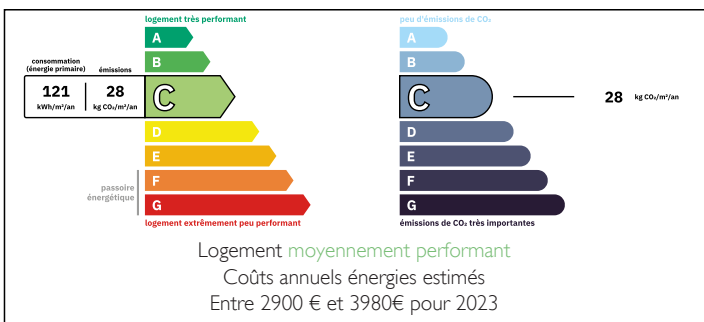


## IN BRIEF

This beautifully renovated former winery (2003) combines character, comfort and generous living spaces in a peaceful setting with lovely countryside views. Ideal for families, working couples and retirees, it offers a rare ground-floor bedroom and shower room suited to elderly or less mobile residents, plus fibre internet and excellent road links for commuters.

The 230m<sup>2</sup> home features a bright 39m<sup>2</sup> salon with fireplace, a 30m<sup>2</sup> kitchen-diner opening to the garden, a superb 34m<sup>2</sup> cathedral-ceiling dining room for entertaining, and spacious bedrooms throughout. Double glazing, flagstone floors, original features, and a flat 4,805m<sup>2</sup> garden with veggie patch complete the appeal. Located close to Gaillac, Montauban, train stations and Toulouse airport, this is a serene yet well-connected home ready to enjoy.

## 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.



## DESCRIPTION

Imagine waking up in a beautifully renovated former winery, where character meets modern comfort, set in a tranquil location with breathtaking countryside views. Perfect for families, working couples, or retirees, this 230m<sup>2</sup> home offers generous, light-filled rooms and seamless indoor-outdoor living.

On the ground floor, a bright office with garden access provides an ideal remote-working space. The 39m<sup>2</sup> salon, with a welcoming fireplace and woodburner, leads to a 30m<sup>2</sup> open kitchen-diner opening onto the garden. A cathedral-ceiling 34m<sup>2</sup> dining room is perfect for entertaining. The ground-floor bedroom with shower room ensures comfort for less mobile residents.

Upstairs, two spacious bedrooms with high ceilings, a dressing room, and a large stylish bathroom provide privacy and comfort. Oil-fired central heating keeps the home warm in winter.

The 4,805m<sup>2</sup> garden is mainly laid to lawn with mature shrubs and trees, a large veggie patch, covered terraces ideal for summer entertaining, workshop, tractor shed, log storage, and covered parking. There's plenty of room to add a pool if desired.

Conveniently located just 5 min to Gaillac, 20 min to Montauban, 45 min to Toulouse airport, and close to local shops, schools, and train stations, this home combines peace, privacy, and connectivity. Fully double-glazed with fibre internet, it's a rare gem ready to move into and enjoy.

Key Features:

Habitable space: 230m<sup>2</sup>

Ground-floor bedroom & shower room

Office for remote working

## LOCAL TAXES

Taxe foncière: 1760 EUR

Taxe habitation: EUR

## NOTES