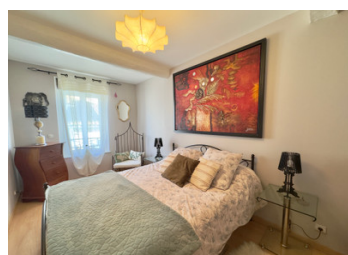


Stunning renovated townhouse with 3 bedrooms and studio in the heart of Molières



INFORMATION

Town:	Molières
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	0 m2



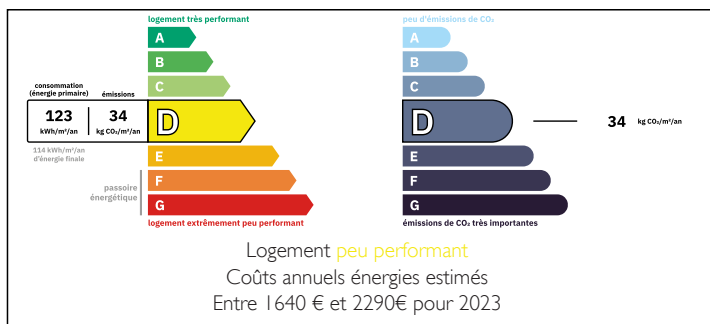
IN BRIEF

This superb townhouse in the heart of Molières combines historic character with an exceptional quality renovation. Behind a modest exterior lies a beautiful interior with high ceilings, original beams, Quercy white stone and travertine floors, creating a rare mix of charm and contemporary comfort.

The property is arranged over four floors and offers a spectacular 77m² open-plan living area with a sleek fully equipped kitchen, dining area and stunning salon with 3m ceilings. There are four bedrooms including a large studio room on the top floor with lovely village views, plus two ensuite shower rooms, a walk-in wardrobe, and separate WC.

Additional features include double glazing throughout, heat pump heating, air conditioning, mains drainage, and a large cellar with wine cave. A turnkey home offering space, light and quality in a vibrant village setting with plenty of amenities.

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: 1800 EUR

NOTES

DESCRIPTION

This beautiful townhouse in the heart of Molières (Tarn-et-Garonne) is a rare find, offering an outstanding quality renovation while preserving the soul and character of the original building. From the street, the exterior is modest, but step inside and you discover a truly impressive interior full of charm, history and light.

At street level, a stunning entrance hallway showcases natural stone floors, original tomettes and even a charming old well set into the wall, immediately setting the tone for the property. This level also provides access to a useful utility room.

A staircase leads up to the main living floor, where you are greeted by a vast open-plan living space of approximately 77m². This superb room features travertine tiled floors, traditional exposed stone, and an impressive ceiling height of around 3 metres. The elegant salon flows seamlessly into a sleek, fully equipped modern kitchen and dining area, creating a bright and welcoming space ideal for entertaining.

A striking spiral staircase leads to the next level, where a lovely hallway with skylight provides access to the sleeping accommodation. The principal bedroom benefits from a stylish Italian-style ensuite shower room and a separate dressing room, with views over the town. A separate WC is also located on this floor.

Bedroom two (approx. 15m²) has its own ensuite shower room and large built-in wardrobes, with a view to the front.

Bedroom three (approx. 14m²) is another light and attractive room with high ceilings and original beams.

On the third floor, a spacious studio...