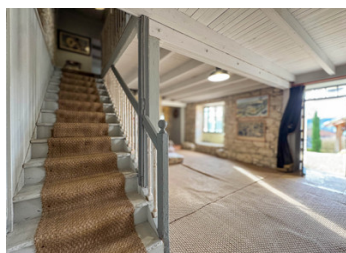


Barn conversion and stone farmhouse with panoramic views, land and outbuilding – near Lauzerte and Montcuq



INFORMATION

Town:	Sainte-Juliette
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	315 m ²
Plot Size:	3807 m ²

IN BRIEF

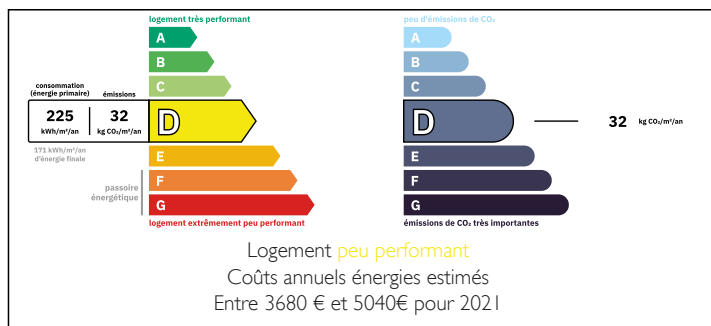
Imagine waking each morning to sweeping views across the rolling countryside of Tarn-et-Garonne. Set in a peaceful hamlet in Occitanie, this character property combines a stylish 195m² barn conversion with a 135m² original stone farmhouse, offering flexibility for a family home, holiday retreat, gîte business or multi-generational living.

The renovated barn features dramatic cathedral ceilings, exposed beams and vast open-plan living spaces filled with light, plus double glazing, new roof (2016), plumbing and heating. It awaits your personal finishing touches to create a truly bespoke country home.

Opposite, the authentic stone farmhouse retains fireplaces, beams and generous rooms—ideal for guest accommodation or rental potential.

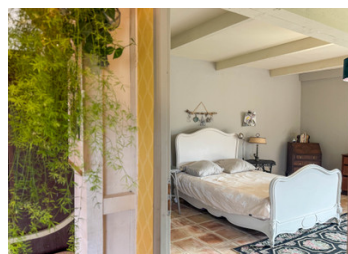
Set within 3,807m² of land with fruit trees, the property also includes an open barn/hangar with garage. Just 1 hour from Toulouse airport, this is a rare opportunity to own a rural retreat in South

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: 1565 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

BARN CONVERSION (195 m²): this stylish renovated property benefits from double glazing, a new roof, updated electrics and plumbing and oil fired heating (partial) & electric heating (radiators). Awaiting your personal finishing touches, it now provides mostly open-plan living over several levels:

LOWER GARDEN LEVEL:

Entrance hall (17 m²)

Bathroom (13.35 m²) with wash basin, shower and WC

Bedroom (32.5 m²) with sliding doors to garden

Cave (8 m²)

UPPER GARDEN LEVEL:

Hallway (8 m²)

Living area on 2 levels (62 m²) cathedral style, with beams, wood burner, exterior door

Kitchen/dining area (54.85 m²) cathedral style, with beams, oil fired Rayburn cooker/heating, views over the countryside

ORIGINAL STONE FARMHOUSE (135 m²): this part of the property still retains a lot of its original rustic charm such as the exposed stone walls, beams and original wood flooring, and it offers a lot of potential (as guest accommodation or rental potential if required). This property has single glazing and electric heating, although the fireplace and the wood burner on the ground floor are sufficient to heat the whole house !

GROUND FLOOR:

Living room (45.5 m²) with fireplace & wood burner,

Hallway (9.8 m²)

Utility room (6.8 m²)

WC (5.35 m²)

FIRST FLOOR:

Bedroom 1 (24.15 m²)

Bedroom 2 (29.5 m²) with en suite (4.15 m²) with wash basin & shower

Bathroom (10.85 m²) with wash basin, bath, WC

EXTRA:

Stunning panoramic views from inside and outside