

Fully renovated and beautifully presented family home with swimming pool, barn and panoramic views.



INFORMATION

Town:	Brassac
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	15479 m2

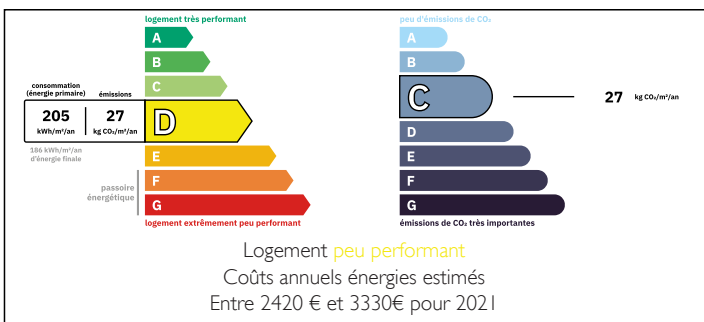
IN BRIEF

Set in the heart of the Tarn-et-Garonne countryside, within a natural environment, this exceptional turnkey property offers character, privacy, and breathtaking countryside views.

The three-storey main house combines character and comfort, with light-filled living spaces opening onto panoramic terraces, while three generous en-suite bedrooms provide comfort across every level. A covered terrace with fully equipped summer kitchen creates the perfect setting for long, relaxed evenings.

Within the landscaped grounds, the property further features a heated swimming pool, a hot tub, vegetable garden and well. The substantial stone barns, including a 102m² barn with workshop and an open barn ideal for entertaining and BBQ's, offer exceptional potential for a gîte, studio, events space or further accommodation (subject to permissions). Just 20 minutes from Moissac and 85 km from Toulouse airport, this is an idyllic family home or

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.



DESCRIPTION

GROUND FLOOR:

Kitchen/dining room (28 m²) fully fitted kitchen with kitchen island, travertin floors, sliding doors to spacious terrace with stunning views (west facing)

Living room (28,85 m²) with wood burner, stairs to first floor

Bedroom 1 (15,75 m²) with en suite bathroom (9,85 m²) with wash basin, bath and WC

FIRST FLOOR:

Hallway (4,8 m²) with exterior door to covered terrace (27,75 m²) with fully fitted summer kitchen

Salon (18,35 m²) with fireplace

Bedroom 2 (13,8 m²) with en suite bathroom (7,1 m²) with wash basin, shower and WC

SECOND FLOOR:

Landing (10,15 m²)

bedroom 3 (24,45 m²) with en suite bathroom (4,65 m²) with wash basin, shower and WC

Utility room (6 m²) with wash basin

EXTRA:

Spacious terrace (16,5 m²) with direct access to the kitchen, and additional lower terrace (32,5 m²), both with panoramic views

Additional terrace with (wood) hot tub

Swimming pool 10 m x 4 m, chlorine, heated pool with sun terrace and views

Vegetable garden

Large stone barn (102 m²) with lower level workshop (35 m²), cave (38 m²) and storage (30 m²) and covered BBQ area (46 m²)

Well

Brassac village : 700 m

Castelsagrat : 5,5 km

Bourg de Visa : 6 km

Valence d'Agen : 18 km

Moissac : 20 km

Lauzerte : 20 km

Golfech : 20 km

Agen : 35 km

Toulouse airport : 85 km

Bergerac airport : 100 km

LOCAL TAXES

Taxe foncière: 1911 EUR

Taxe habitation: EUR

NOTES