

Superb elegant 4-bedroom detached villa with heated pool, landscaped parkland & beautiful views



EXCLUSIVE

INFORMATION

Town:	Montpezat-de-Quercy
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	270 m2
Plot Size:	5142 m2



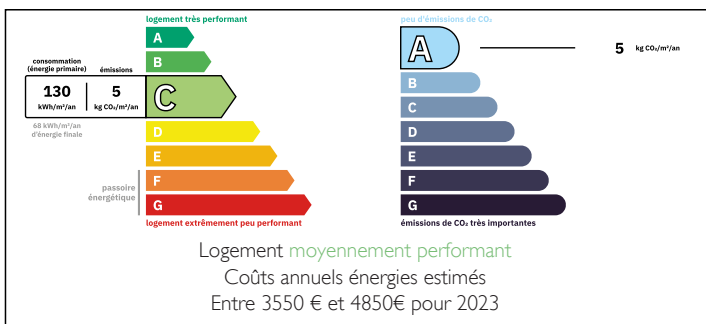
IN BRIEF

Set in an elevated position in the heart of Montpezat-de-Quercy, this elegant, light-filled home enjoys breathtaking panoramic views stretching to the Pyrenees on clear days — all within easy walking distance of restaurants and amenities.

Designed for seamless indoor-outdoor living, the property features a magnificent 55m² lounge with triple doors to a vast wraparound terrace, three bedrooms on the main level, and beautifully landscaped enclosed gardens with a heated swimming pool.

A major asset is the fully finished lower ground floor: a high-quality independent apartment with generous proportions, garden access and its own summer kitchen — ideal for multi-generational living, rental income or hosting guests in complete comfort. Immaculately maintained throughout, this is a rare opportunity to acquire space, views and flexibility in one of the area's most sought-after villages.

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

Occupying a commanding position with far-reaching countryside views, this beautifully presented home combines generous volumes, high ceilings and exceptional natural light with outstanding outdoor living spaces.

The fully enclosed landscaped garden offers privacy and year-round colour, complemented by a heated swimming pool with automatic water level system. A substantial wraparound terrace provides multiple seating and dining areas, allowing you to follow the sun throughout the day

GROUND FLOOR

A welcoming entrance hall leads into the stylish, fully equipped kitchen (20m²), offering extensive storage and excellent preparation space.

The heart of the home is the magnificent 55m² lounge and dining room, bathed in light from three sets of double doors opening directly onto the terrace. High ceilings enhance the feeling of space, while a fireplace creates a warm focal point. A charming step down leads to an inviting reading or relaxation area.

Also on this level:

- Separate WC
- Bedroom 1 (20m²): Exceptionally bright with double doors to the terrace, dressing area and large en-suite bathroom (bath, WC, wash basin).
- Bedroom 2 (17m²): South-facing with direct terrace access and open views.
- Family shower room
- Bedroom 3 / Office (15m²): Currently an office, with terrace access and beautiful light.

GARAGE

Garage (6.75m x 3.9m) with excellent storage space and internal access.

LOCAL TAXES

Taxe foncière: **2860 EUR**

Taxe habitation: **EUR**

NOTES