

Modern countryside home with panoramic views, swimming pool, garage and privacy, in the Quercy Blanc.

EXCLUSIVE



## INFORMATION

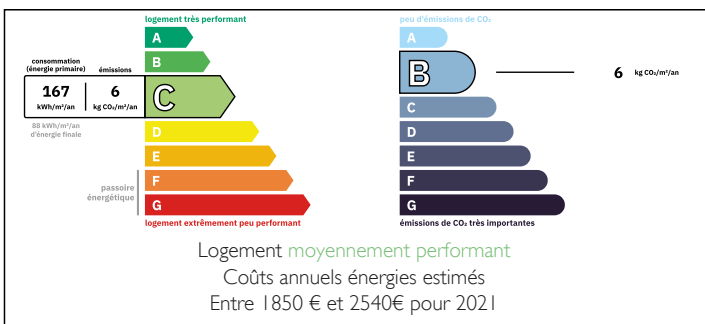
Town:	Tréjouis
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	6670 m <sup>2</sup>

## IN BRIEF

Built in 2008 and beautifully maintained, this elegant single-storey home offers comfortable ground-floor living in a peaceful private setting in the Quercy Blanc countryside of south-west France. The bright, spacious interior features an inviting living and dining room with fireplace, flowing seamlessly into a fully fitted modern kitchen with direct access to a covered terrace. The house offers three bedrooms, including a master suite with dressing room and en-suite bathroom, as well as a second bathroom. Outside, the property truly shines. From the terraces and pool area, enjoy spectacular sunsets and sweeping views over the rolling countryside — a perfect setting for relaxed outdoor living in one of the most beautiful parts of rural south-west France.

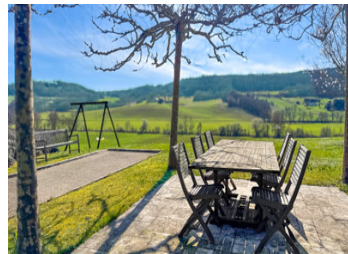


## ENERGY - DPE



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 LIVING:

Entrance hall (4.8 m<sup>2</sup>) with integrated storage and utility room

WC (1.1 m<sup>2</sup>) with wash basin

Kitchen (15.15 m<sup>2</sup>) modern, fully fitted, with exterior door

Living room/ dining room (43.5 m<sup>2</sup>) with fireplace, double doors to covered terrace (12 m<sup>2</sup>) and views

Hallway (9 m<sup>2</sup>) with storage

Bedroom 1 (12.10 m<sup>2</sup>)

Bedroom 2 (11 m<sup>2</sup>)

Bathroom (5.2 m<sup>2</sup>) with wash basin, bath/shower, WC

Bedroom 3 (15.2 m<sup>2</sup>) with en suite bathroom (5.95 m<sup>2</sup>) with twin basin, shower and WC

Dressing (5.35 m<sup>2</sup>)

### EXTRA:

Stunning 180° views over the surrounding countryside

Saltwater swimming pool, 15 m x 4 m with Roman steps, new liner from 2023, large sun terrace

Garage (14.35 m<sup>2</sup>) with carport (26.5 m<sup>2</sup>) for 2 cars

Partially covered terrace (12 m<sup>2</sup>) of the living room

Second spacious terrace with natural shade (plane trees)

Pétanque court

Total plot size 6670 m<sup>2</sup>

Double glazing, electric heating, underfloor heating in the bathrooms, and good insulation ensure comfort year-round, resulting in a favourable energy rating of C.

Water softener system for the whole property.

The property is presented in excellent order throughout and ready to move into. Beautifully located in the Quercy Blanc, on the edge of the Tam-et-Garonne and the Lot departments

Lauzerte : 10 km

Castelnau Montratier : 11 km

Montcuq : 13 km

Cahors: 30 km

Montauban : 37 km

## LOCAL TAXES

Taxe foncière: 1050 EUR

Taxe habitation: EUR

## NOTES