

Spacious 5-bed home with pool, games room & 1 hectare land near Molières 82 – ideal gîte or family home



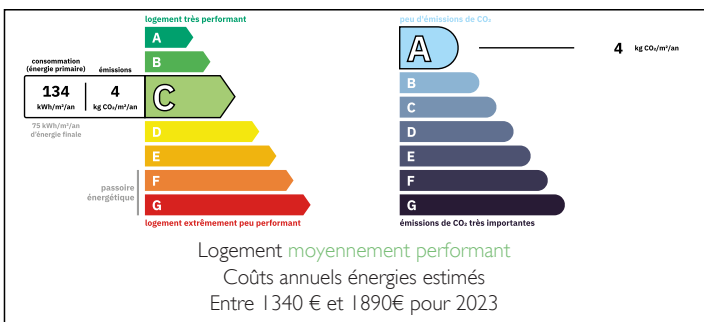
INFORMATION

Town:	Molières
Department:	Tarn-et-Garonne
Bed:	5
Bath:	5
Floor:	180 m2
Plot Size:	10426 m2

IN BRIEF

Set in a peaceful location near Molières, this beautifully presented 5-bedroom property offers 180m² of habitable space and is currently run as a successful gîte. Fully renovated 14 years ago, including the roof, the house is in excellent condition and ready to enjoy or continue as a rental business. Each bedroom benefits from its own shower facilities, making it ideal for guests or large families. The spacious kitchen with woodburner, generous living and dining areas, and large conservatory provide comfortable and flexible living spaces. Outside, the property truly shines with over a hectare of landscaped gardens, a swimming pool with sun terrace, games room, covered hangar with pétanque court and basketball area, plus a large garage. With fibre internet, a reversible heat pump system, double glazing, and a recently updated septic system, this is a turnkey property offering lifestyle and...

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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

The property welcomes you into a large conservatory (22m²) with full-length windows offering wonderful views over the gardens and countryside — an ideal space for relaxing or entertaining year-round.

The kitchen (19m²) is bright and fully equipped, featuring an attractive fireplace with woodburner and original tomettes flooring, adding charm and warmth.

A hallway with storage cupboards leads to:

- Separate WC with wash basin
- Shower room (7m²)
- Bedroom I (23m²) – a spacious and light-filled room with views to the rear

Also on this level:

- Large living/dining room (47m²) – perfect for family life and entertaining
- Utility room (buanderie) with additional storage

The former lean-to has been converted into a superb games room (57m²), a safe and versatile space for children or leisure activities, with potential to incorporate further into the main living area if desired.

A separate garage/grange (52m²), accessible from outside, provides excellent storage and already has water and electricity connected.

LOCAL TAXES

Taxe foncière: 1876 EUR

Taxe habitation: EUR

NOTES

FIRST FLOOR

Upstairs, the layout is ideal for hosting guests or running a gîte business:

- Bedroom 2 (12m²) with shower and wash basin
- Bedroom 3 (18m²) with shower and wash basin
- Bedroom 4 (9m²) with shower and wash basin
- Bedroom 5 (14m²) with shower and wash basin
- Separate WC

Each bedroom is comfortable and functional, offering privacy and convenience.

OUTSIDE

The exterior spaces are designed for both relaxation and entertainment:

- Swimming pool (9 x 4.5m) with large terrace and