

Character home with pool and 2 hectares of woodland, peaceful setting with spacious interiors



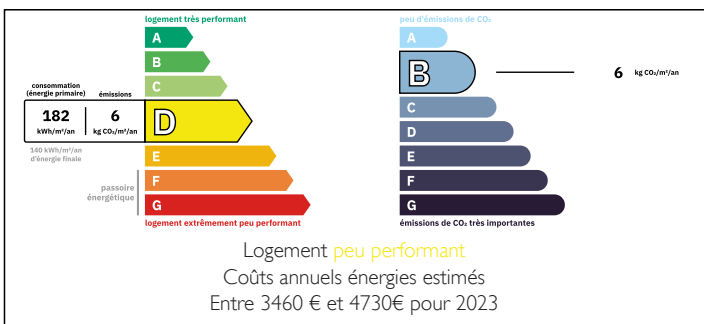
INFORMATION

Town:	Angeville
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	219 m2
Plot Size:	21179 m2

IN BRIEF

Located in a peaceful and green setting near Angeville, this charming fully renovated 19th-century property offers approximately 230 sqm of living space, combining character and modern comfort. It features a spacious and bright living area with open-plan kitchen (over 100 sqm in total), 5 generous bedrooms, a mezzanine, and two bathrooms. The well-balanced layout and large volumes make it ideal for a family home or a hospitality project. Outside, the landscaped grounds of around 2,500 sqm include a private swimming pool and several outbuildings (garage, cellar, summer kitchen). A rare highlight is the adjoining 2 hectares of oak woodland, providing a unique natural environment. Amenities are just 5 minutes away, motorway access within 15 minutes, and Toulouse airport approximately 1 hour away.

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

Nestled in a preserved natural setting, just a few minutes from a charming village in the Tarn-et-Garonne, this elegant country property perfectly embodies the French "art de vivre". With its mild climate, renowned gastronomy and rolling countryside, it offers an ideal setting for a second home or a peaceful lifestyle retreat in the South of France.

Behind its characterful façade, this beautifully renovated 19th-century home offers approximately 230 sqm of living space. It impresses with its generous volumes and natural light, featuring a large and welcoming living area, perfect for entertaining family and friends. With five bedrooms, the property easily accommodates guests or lends itself to a hospitality project.

Outside, the charm is immediate. The landscaped garden invites relaxation, the swimming pool promises long sunny days, while the two hectares of adjoining oak woodland provide a rare sense of privacy and connection with nature. Here, peaceful walks and quiet surroundings are part of everyday life.

The property is arranged as follows:

Ground floor:

Kitchen: 38 sqm
Living room: approx. 64 sqm
Bedroom 1: 16.7 sqm
Bedroom 2: 23.7 sqm
Bathroom: 9.5 sqm
Utility room: 4 sqm
WC: 2 sqm
Hallway: 9 sqm

First floor:

Mezzanine: approx. 17 sqm
Bedroom 3: 16 sqm

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES