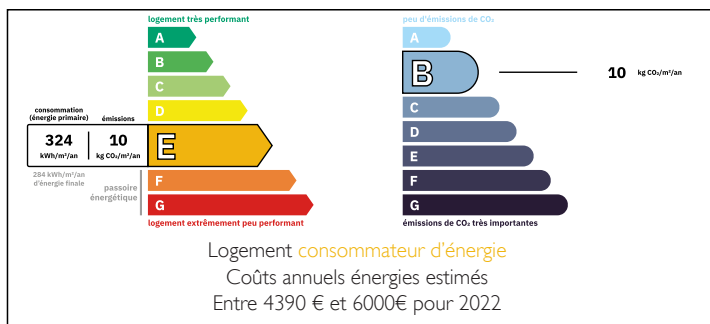


Character country estate with 2.2ha, pond, barn and development potential near Gaillac & Montauban

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Beauvais-sur-Tescou
Department:	Tarn
Bed:	4
Bath:	1
Floor:	268 m2
Plot Size:	22383 m2

IN BRIEF

Set at the end of a private driveway in an exceptionally peaceful location, this charming country property offers a rare opportunity to create a remarkable family home, multi-generational residence or tourism project. Despite its tranquil setting, it is ideally positioned just minutes from the main route linking Montauban and Gaillac, providing easy access without road noise.

The property already offers approximately 268m² of habitable accommodation, together with substantial additional space ready for development. Set within more than 22,000m² of land, including a section that is constructible, the grounds feature mature trees, open meadows, a magnificent lily pond and numerous outbuildings.

The vast 160m² barn, former stables requiring renovation, workshops and extensive unused interior space provide exceptional potential for further accommodation, holiday rentals, workshops,

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.



LOCAL TAXES

Taxe foncière: 2074 EUR

NOTES

DESCRIPTION

Approached via a private driveway, the property enjoys a wonderfully peaceful position surrounded by its own land, mature trees and open countryside. The setting offers privacy and tranquillity whilst remaining within easy reach of local amenities and major transport links.

The house currently provides approximately 268m² of living space and retains numerous character features including exposed beams, traditional fireplaces and generous room proportions.

Entry is via a bright conservatory of approximately 27m² which opens into the main hallway.

The fully equipped kitchen (25m²) is full of charm and features a beautiful traditional fireplace, creating a warm and welcoming heart to the home.

One of the property's most impressive features is the vast living room of approximately 88m². With exposed beams, a wood-burning stove and abundant character, this exceptional space offers endless possibilities. Whether retained as a magnificent reception room or reconfigured to create additional accommodation, it provides a remarkable canvas for future owners.

Also on the ground floor are:

Library: 32m²

Dining room: 23m²

Utility room: 14m²

Adjoining the house is a huge barn of approximately 160m² together with several workshops and additional outbuildings.

On the first floor, accommodation includes:

Bathroom: 13m² (requiring updating)

Separate WC

Bedroom 1: 29m² with balcony