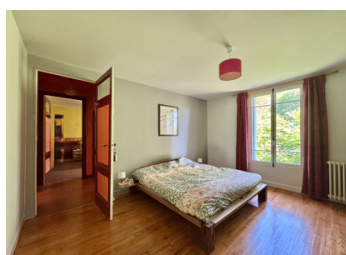
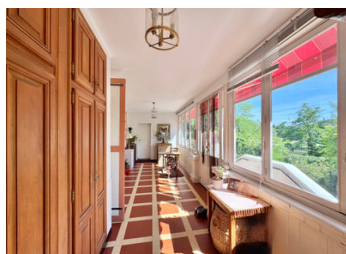


Spacious riverside home with 2 guest studios, pool and income potential near Montauban



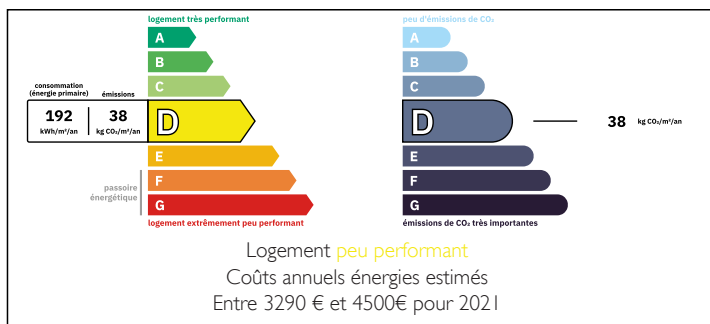
INFORMATION

Town:	Cayrac
Department:	Tarn-et-Garonne
Bed:	5
Bath:	4
Floor:	269 m2
Plot Size:	2960 m2

IN BRIEF

Offering an impressive combination of space, versatility and income potential, this substantial riverside property enjoys a convenient location close to Montauban while benefiting from a surprisingly private setting overlooking the Aveyron River. The property comprises a spacious three-bedroom main residence of approximately 180m², two independent studios, a swimming pool, mature gardens and private river frontage. The bright and welcoming main accommodation enjoys generous reception rooms, beautiful river views and direct access to outdoor living spaces. The lower level provides independent guest accommodation, workshops and storage, making it ideal for holiday rentals, multi-generational living or a home-based business. Situated within walking distance of village amenities and just 600m from the railway station, this is a rare opportunity to acquire a large and adaptable property with huge potential in an attractive riverside setting.

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.



LOCAL TAXES

Taxe foncière: 1459 EUR

NOTES

DESCRIPTION

Set in a privileged position overlooking the Aveyron River, this striking and highly individual property offers exceptional space, flexibility and lifestyle appeal. Hidden away at the end of an impasse, the house enjoys a peaceful and surprisingly private setting, with beautiful views across the river towards the church tower of Albias and direct access to the water from part of the grounds.

The principal accommodation extends across approximately 180m² and is arranged almost entirely on one level, creating a practical and comfortable living environment. Accessed via an attractive and light-filled veranda entrance, the house immediately impresses with its generous proportions and bright interiors.

The accommodation comprises a fully equipped kitchen, a magnificent dining room of over 31m² flooded with natural light, and a spacious 36m² sitting room centred around a wood-burning stove. Large windows throughout the property frame views of the surrounding gardens and river beyond.

The sleeping accommodation includes three generous bedrooms, including a principal suite with private bathroom, a further bedroom with shower room and WC, and an additional guest bedroom. A separate office of over 13m² offers excellent flexibility and could equally serve as a hobby room, occasional guest room or home-working space. A family bathroom and additional WC complete this level.

The lower ground floor significantly enhances the property's appeal and opens up a wide range of possibilities. A large independent studio comprising a living room, kitchen, dining area, shower room and WC provides comfortable guest accommodation or rental potential. A second independent studio...