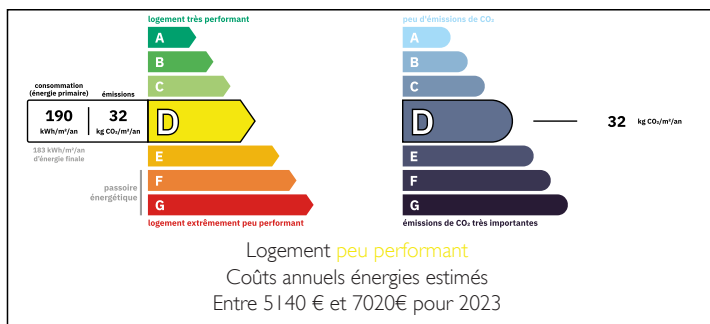


Magnificent French Country Estate with Guest House, Pool, 13.6 Hectares, Equestrian & Business Potential

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montpezat-de-Quercy
Department:	Tarn-et-Garonne
Bed:	7
Bath:	5
Floor:	389 m2
Plot Size:	136642 m2

IN BRIEF

Set in the heart of the beautiful Quercy Blanc, just minutes from the thriving medieval village of Montpezat-de-Quercy, this exceptional country estate offers approximately 389m² of beautifully restored accommodation, including a five-bedroom main residence and independent three-bedroom guest accommodation. Surrounded by 13.6 hectares of landscaped gardens, paddocks, woodland and pasture, the estate also benefits from a swimming pool, stable block, stream, pond, mature orchards, two wells and numerous outdoor entertaining areas. Offering complete privacy without isolation, this super property is ideal as a large family home, an equestrian property, a boutique chambres d'hôtes, luxury holiday rental or wellness retreat. Toulouse-Blagnac International Airport is approximately one hour away, providing excellent access for international travel while allowing you to enjoy the peace and beauty of one of South-West France's most sought-after rural locations. Option to

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: 4327 EUR

NOTES

DESCRIPTION

Originally built in 1837, the property has been thoughtfully restored to retain its character while providing comfortable, flexible accommodation for modern living. Whether you're looking for an impressive family home, somewhere to welcome extended family and friends, an equestrian property or a business opportunity, this estate offers remarkable versatility in one of the most desirable areas of the Quercy Blanc.

The heart of the home is undoubtedly the impressive 70m² salon. With its cathedral ceiling rising to over five metres, exposed original beams, wood-burning stove and large windows overlooking the gardens, it is an extraordinary space that feels both light and welcoming. Whether hosting family celebrations, entertaining friends or simply enjoying a quiet evening by the fire, this room naturally becomes the centre of daily life.

Above the salon, a 20m² mezzanine provides a peaceful space overlooking the main reception room. Currently used as an additional sitting area, it would also make an ideal library, office or creative workspace.

The spacious 32m² kitchen has been designed with both family life and entertaining in mind. Fully equipped and centred around a traditional wood-fired Rayburn, it offers generous preparation space, excellent storage and direct access to the gardens via the adjoining 10m² utility room, making outdoor dining effortless during the warmer months.

The ground floor continues with a beautiful 23m² bedroom filled with natural light and opening directly onto the garden through French doors. A second room, currently used as an office, also enjoys garden access and could easily become...