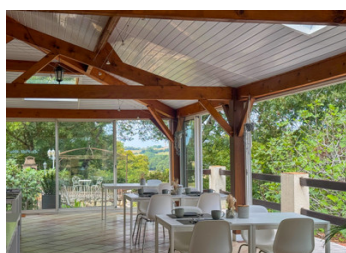


Stylish Quercy estate with two stone houses, pool, garages & established hospitality business, SW France



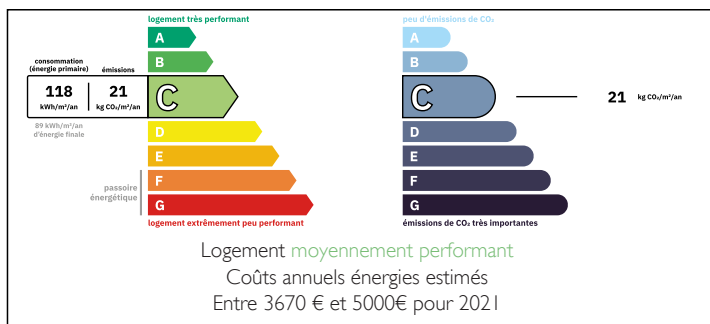
## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Bourg-de-Visa   |
| Department: | Tarn-et-Garonne |
| Bed:        | 9               |
| Bath:       | 6               |
| Floor:      | 589 m2          |
| Plot Size:  | 10187 m2        |

## IN BRIEF

Tucked away at the end of a peaceful no-through lane, surrounded by rolling countryside yet just 1.8 km from the village of Bourg-de-Visa, this beautifully presented Quercy property offers the perfect blend of tranquillity, comfort and income potential. Comprising two charming stone houses, it is currently run as a successful B&B and 3-star gîte, while providing spacious private owners' accommodation. Air conditioning, central heating, generous reception rooms and quality finishes ensure year-round comfort. Outside, landscaped gardens, a superb 13 x 5 m swimming pool, sunny terraces and five garages create an exceptional setting for family life or entertaining guests. Whether you dream of a multi-generational home, a lifestyle business or an elegant country retreat, this versatile property offers the best of rural South West France, within easy reach of shops, restaurants, markets and the airports of Toulouse and...

## 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: 4188 EUR**

## NOTES

## DESCRIPTION

**MAIN HOUSE:** spacious covered terrace to the front of the property. The property benefits from double glazing, all bedrooms are air conditioned, oil fired central heating and reversible heating (heatpump). The property is beautifully presented and is ideally laid out for a larger family, or a B&B business.

### GROUND FLOOR:

Kitchen/dining room (47.7 m<sup>2</sup>) with fireplace, fully fitted kitchen, air conditioning

Living room (56.25 m<sup>2</sup>) with fireplace (Polyflam), old stone sink, beams, AC

Veranda (67 m<sup>2</sup>) with large sliding windows and doors towards the garden, currently used as breakfast room

Owner's private suite, comprising :

Hallway (11.25 m<sup>2</sup>) with built in wardrobes and storage

WC (1.85 m<sup>2</sup>)

Bathroom (11 m<sup>2</sup>) with double wash basin, bath, shower

Dressing (3.8 m<sup>2</sup>)

Bedroom 5 (25.7 m<sup>2</sup>) with dressing and built-in storage

**FIRST FLOOR:** all rooms are newly renovated, new bathrooms, and all have AC

Landing (6.5 m<sup>2</sup>)

Bedroom 1 (23.8 m<sup>2</sup>) with en suite bathroom (8 m<sup>2</sup>) with wash basin and shower, private WC (1.15 m<sup>2</sup>)

Bedroom 2 (18.64 m<sup>2</sup>) with en suite bathroom (12.24 m<sup>2</sup>) with wash basin and shower and separate WC

Family suite with Bedroom 3 (12 m<sup>2</sup>)

Hallway (8.3 m<sup>2</sup>)

Bathroom (13.95 m<sup>2</sup>) with wash basin, shower

WC (1.15 m<sup>2</sup>)

Bedroom 4 (26.85 m<sup>2</sup>)

### GARDEN LEVEL:

Utility room/boiler room (24.6 m<sup>2</sup>) with exterior door

Basement (28.9 m<sup>2</sup>)

Wine cellar (30 m<sup>2</sup>)