

Rare Opportunity to Acquire a Spacious Country Home with Panoramic Views, Pool and 5 Bedrooms



INFORMATION

Town:	Saint-Paul-d'Espis
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	225 m2
Plot Size:	7000 m2



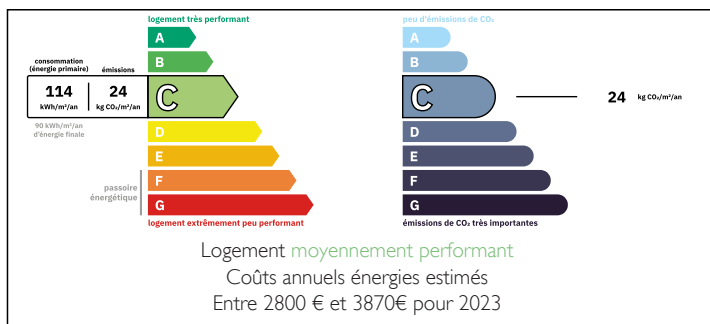
IN BRIEF

This light-filled home offers a rare lifestyle in the heart of a peaceful, unspoilt setting. From the living spaces and the outdoor areas alike, its panoramic 360° views accompany the day, from sunrise through to summer evenings, when the setting sun sets the surrounding countryside aglow.

With 225 m² of accommodation, five bedrooms, a games room and a generous open-plan living area, this property has been designed for entertaining and making the most of family life. Outside, the 12 m x 6 m swimming pool, two covered terraces, pool house and summer kitchen create a genuine holiday-at-home atmosphere. From time to time, it is not unusual to catch sight of does and their fawns playing in the grounds.

Set in approximately 7,000 m² of grounds, the property also benefits from a double garage, carport and ample parking. Additional land may...

ENERGY - DPE



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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

Set back behind a private driveway, this beautifully light-filled country home enjoys a wonderfully peaceful position and far-reaching 360° views across the surrounding landscape. From the first light of day to the last glow of sunset, the house and its grounds make the most of this exceptional setting.

Offering approximately 225 m² of accommodation, the property has been thoughtfully designed for both family life and entertaining. At its heart is a generous open-plan kitchen, dining and living area, where windows on two aspects draw in the light and frame the countryside beyond. It is a sociable, welcoming space in which to gather, cook, relax and enjoy the view.

The ground floor includes three bedrooms, including the principal bedroom with its dressing room, along with a family bathroom, separate WC and an open study area beside the staircase.

The first floor, created from former attic space, provides two further bedrooms, a shower room with WC and a separate games room. Velux roof windows fitted with electric roller shutters bring natural light into this floor, which also benefits from reversible air conditioning.

The house has been created with a real appreciation for quality, natural materials and local craftsmanship. Monomur brick construction, ecological paints, naturally oil-treated timber and hand-finished details give it warmth and character. Oil-fired central heating serves the home, with underfloor heating to the hallway and principal living space, and radiators to the bedrooms.

Below the house is a substantial accessible cellar and service area, together with a crawl space...

LOCAL TAXES

Taxe foncière: **2386 EUR**

NOTES