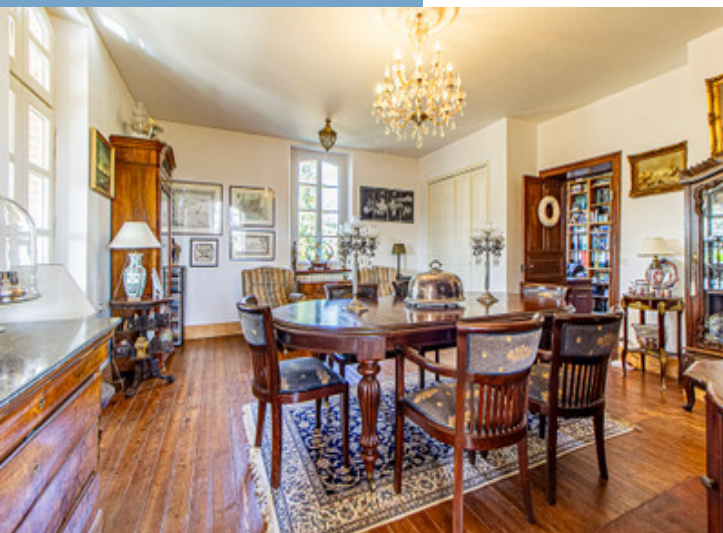




STUNNING 5-BEDROOM MANOR, BEAUTIFULLY  
RENOVATED, WITH POOL, 2-BEDROOM GÎTE,  
CLASSIC CAR COLLECTOR'S GARAGE

www.leggettprestige.com

STUNNING 5-BEDROOM  
MANOR, BEAUTIFULLY  
RENOVATED, WITH POOL,  
2-BEDROOM GÎTE, CLASSIC  
CAR COLLECTOR'S...



PROPERTY FACT FILE	
REFERENCE	A25585SNM82
PRICE	€ 745,000 £ 618,089* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	330 m <sup>2</sup>
LAND	143000 m <sup>2</sup>
TOWN	Cazes-Mondenard
DEPARTMENT	Tarn_et_Garonne
LOCATION	
TYPE	Manoir
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Stunning home in perfect condition with super view
- Superb landscaped gardens and substantial terrain
- Equipped dream garage for a classic car collector
- Large 2 bedroom gîte, and heated swimming pool
- Superb high-end holiday rental business potential

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POOL, 2-BEDROOM GÎTE,  
CLASSIC CAR  
COLLECTOR'S...

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Absolutely beautiful property situated in 14 hectares of gardens, pasture, and woodland. The house has been renovated in a classic style to the highest standard. All the rooms are a very good size, there's a lovely modern top of the range kitchen, and superb salon and dining rooms. A large covered glass balcony overlooks the

## DESCRIPTIF

### HOUSE

#### GROUND FLOOR:

Large HALLWAY (11 x 3m) with office area

SALON (5.5 x 5.75m) with fireplace, wood burning stove, and original beams. The three large double windows bring lots of light into this lovely room.

DINING ROOM (5.6 x 5.2m) Another light room accessed from the salon through an archway with doors opening onto the indoor balcony

BALCONY (2.75 x 7.5m) Lovely space with wonderful views

WC separate WC and hand basin

BEDROOM 1 (3.65 x 5.3m) with ensuite bathroom. Large 3/4 length windows allow plenty of light and garden views

KITCHEN (5.6 x 4.5m) beautifully appointed with double gas range, wood burning stove, cream units and cabinets, large stainless steel sink, plenty of work surfaces, brick fireplace, tiled floor with 2 large windows overlooking the garden.

### FIRST FLOOR

LARGE LANDING leading to:

BEDROOM 2 (5.2 x 6.2m) Lovely big room with beams, built in wardrobes, large windows, and shower room.

BEDROOM 3 (5.3 x 5.5m) with ceiling beams, 2 large windows with garden views, built in wardrobe.

BEDROOM 4 (5.4 x 5.2m) Large double windows with pool and countryside views, built in wardrobes

BATHROOM with Jacuzzi bath and WC

BEDROOM 5 (5.4 x 4m) Lovely light room currently used as an art studio with triple wardrobe, 3 large windows overlooking the garden

### BASEMENT LEVEL

Air to air HEATED SWIMMING POOL (12 x 6m) surrounded by large private sun terrace. Outside shower.

Access to SUMMER LIVING SPACE and SUMMER KITCHEN

WC.

WINE CELLAR

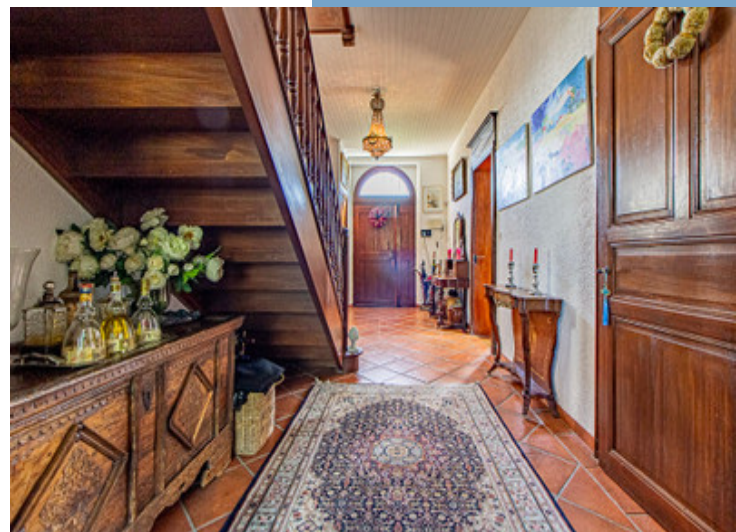
Other storage rooms

Pump room.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25585SNM82>

COMPLETE FILE AND PHOTO ON REQUEST

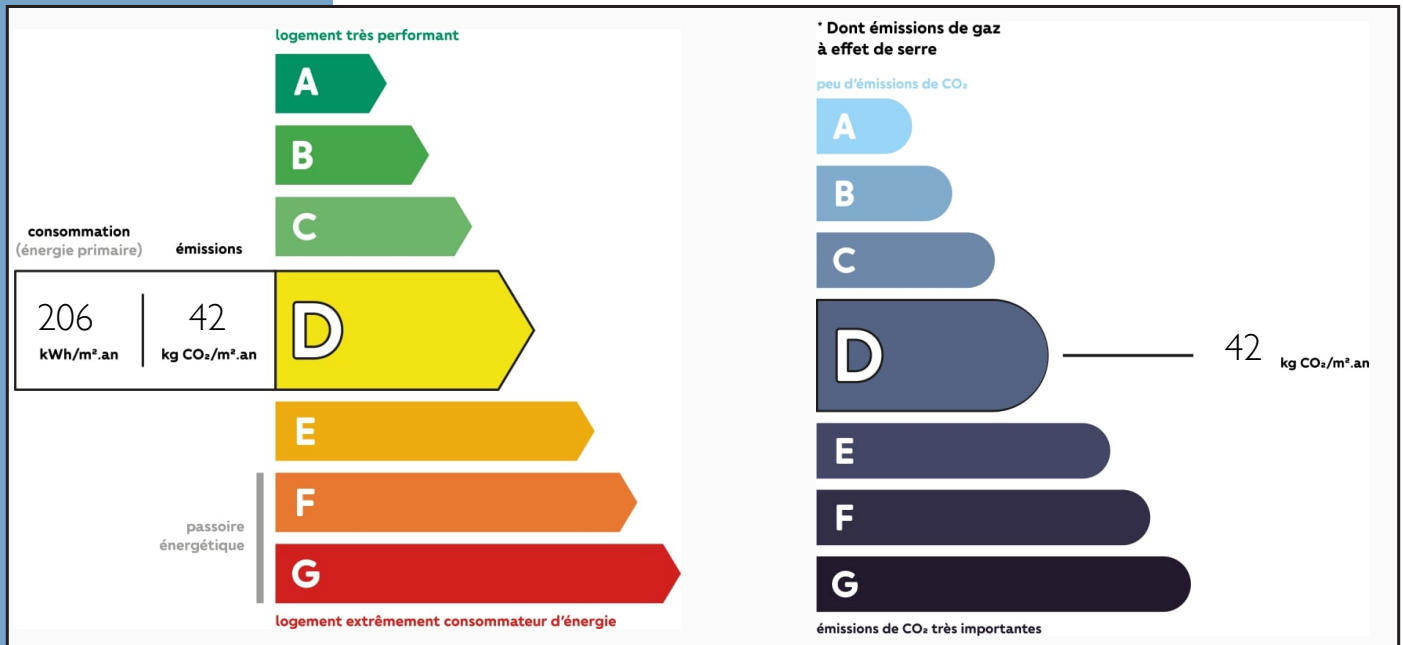


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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