



EXCEPTIONAL PROPERTY: OLD-WORLD CHARM  
AND MODERNITY, TWO HOUSES WITH PRIVATE  
POOLS ON EXPANSIVE WOODED GROUNDS



www.leggettprestige.com

EXCEPTIONAL PROPERTY:  
OLD-WORLD CHARM  
AND MODERNITY, TWO  
HOUSES WITH PRIVATE  
POOLS ON EXPANSIVE  
WOOD...



PROPERTY FACT FILE	
REFERENCE	A29787SEF82
PRICE	€ 627,500 £ 519,319* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	3
ACCOMMODATION	400 m <sup>2</sup>
LAND	20998 m <sup>2</sup>
TOWN	Bourg-de-Visa
DEPARTMENT	Tam_et_Garonne
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Two independent houses, each with a pool
- Peaceful and enchanting natural setting
- Large grounds with varied outbuildings
- Authentic charm and modern comfort
- Ideal for family or professional projects

EXCEPTIONAL PROPERTY:  
OLD-WORLD CHARM  
AND MODERNITY, TWO  
HOUSES WITH PRIVATE  
POOLS ON EXPANSIVE  
WOOD...

Ref : A29787SEF82

In a peaceful and verdant setting, discover this character property. The main house of 170 m<sup>2</sup> blends old-world charm with modern comfort, featuring three bedrooms including two master suites, a bathroom with a laundry area, and a fully equipped kitchen. The spacious dining room of 40 m<sup>2</sup> opens onto a large conservatory and boasts a wood

## DESCRIPTIF

Character Property: Ideal Haven for Family or Professional Projects

Nestled in the tranquil, verdant countryside of Tarn-et-Garonne, just 30 minutes from the lively city of Agen, lies an exceptional property. This estate, a true sanctuary of nature and tranquility, beckons dreamers and ambitious planners alike, whether for personal or professional ventures. Explore this characterful residence, where each stone tells a tale and every corner promises serenity.

Main House: A Symphony of Authenticity and Comfort

The main house, generously spanning 170 m<sup>2</sup>, has been meticulously restored, harmonizing old-world charm with contemporary comforts.

Bedrooms and Suites:

Three spacious bedrooms, each a haven of peace, welcome you into a warm and refined atmosphere. Two of them boast the splendor of master suites, offering private bathrooms where every detail has been designed for your well-being. The third bathroom, incorporating a discreet and functional laundry area, distinguishes itself with high-end finishes and practicality.

Living Spaces:

The dining room, the beating heart of the home, spans 40 m<sup>2</sup> of light, generously opening onto a conservatory that invites the beauty of the garden inside. It also features a recent wood stove insert, adding modern warmth that complements the functionality of the central double-sided fireplace. The majestic stone fireplace, rounded on one side, houses a hearth on the ground floor, creating a cozy and convivial ambiance. On the other side of t

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29787SEF82>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

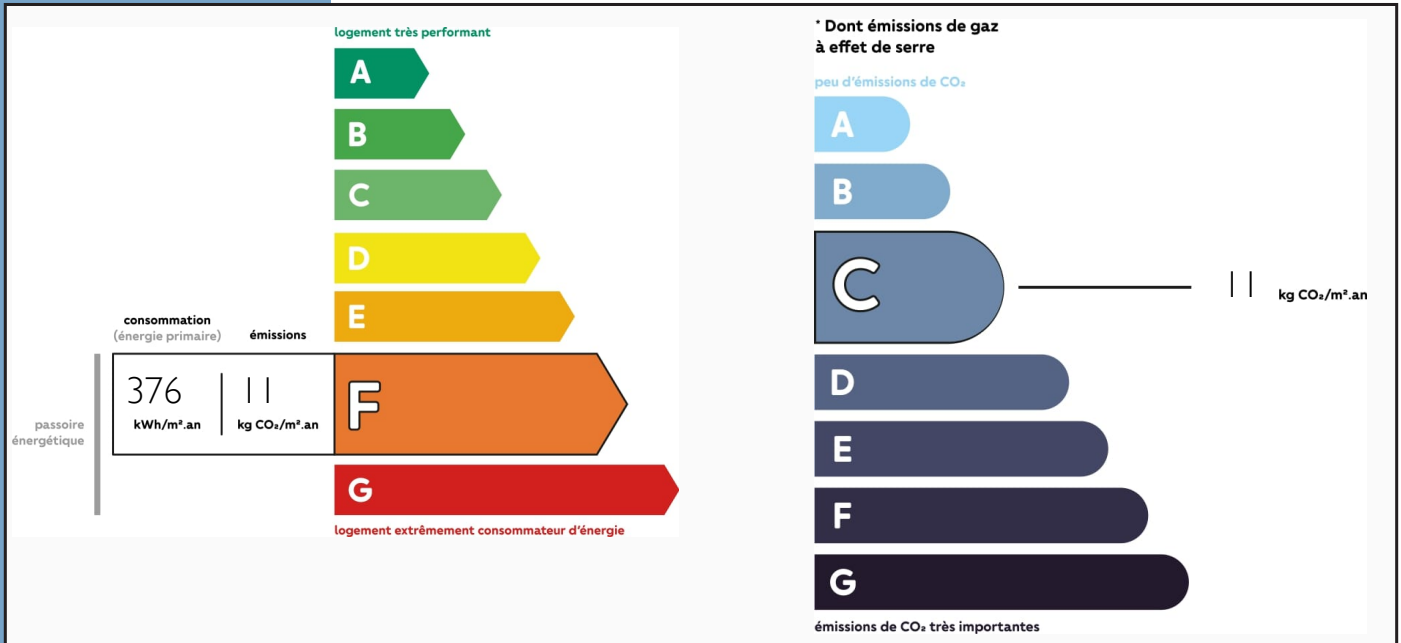


EXCEPTIONAL PROPERTY:  
OLD-WORLD CHARM AND  
MODERNITY, TWO HOUSES  
WITH PRIVATE POOLS ON  
EXPANSIVE WOOD...

Ref : A29787SEF82

## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A29787SEF82  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)