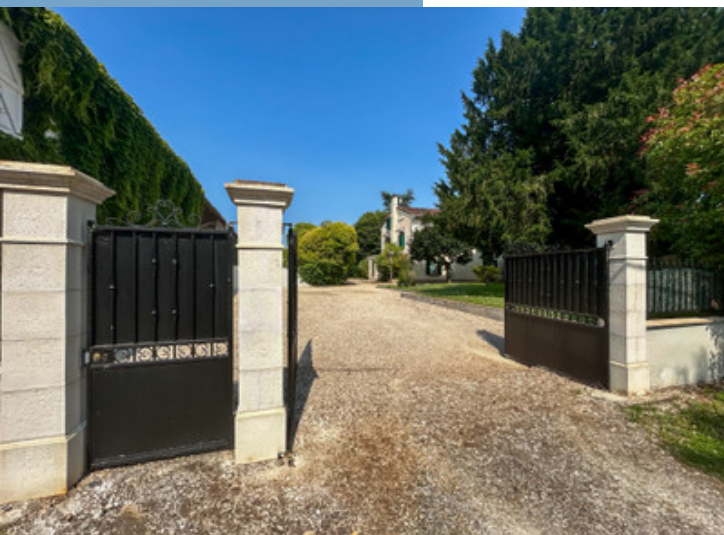




## RENOVATED HOME, GUEST APARTMENTS, POOL & INDEPENDENT 20HA FARMLAND

RENOVATED HOME,  
GUEST APARTMENTS,  
POOL & INDEPENDENT  
20HA FARMLAND...



PROPERTY FACT FILE	
REFERENCE	A37019LIS82
PRICE	€ 950,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	13
BATHROOM	7
ACCOMMODATION	415 m²
LAND	200000 m²
TOWN	Montauban
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



Just 10 min from Montauban, this charming property includes a renovated 19th-century home (~300 m<sup>2</sup>), two independent 2-bed apartments (2 x 55 m<sup>2</sup>), a 200 m<sup>2</sup> convertible attic, a pool with summer kitchen, and outbuildings. The main residential area is fully fenced for privacy and peace. Separate from this, approx. 20 ha of

## DESCRIPTIF

Authentic charm, separate farmland, and income potential – a peaceful lifestyle near Montauban

In the heart of the Tarn-et-Garonne countryside, just 10 minutes from Montauban, this beautifully maintained estate offers:

- A renovated 19th-century home (~300 m<sup>2</sup>)
- A converted outbuilding with 2 independent flats and convertible attic
- A swimming pool with summer kitchen & bar
- Outbuildings including dovecotes, laundry room, garage
- Approx. 20 ha of fertile farmland, fully separated with independent access, hangar and storage buildings

### Main Residence (~300 m<sup>2</sup>)

- Grand entrance hall with original stone flooring and wooden staircase
  - Double reception room: living + dining
  - Spacious kitchen, utility room
  - 9 bedrooms, 5 bathrooms, including a ground floor suite
- Authentic charm, carefully preserved during renovations

### Converted Farmhouse

- Two self-contained 2-bedroom apartments (55 m<sup>2</sup> each)
- Private entrances and outdoor spaces
- Laundry room, garage, and 300 m<sup>2</sup> attic space to develop as gîtes, lofts, or studios
- Fenced Private Grounds
- Main residence area fully fenced and private
- Swimming pool, pool house with kitchen and bar
- 3 dovecotes, including a home cinema and guest suite potential
- Chicken coop, fruit trees, mature oaks, and natural water points

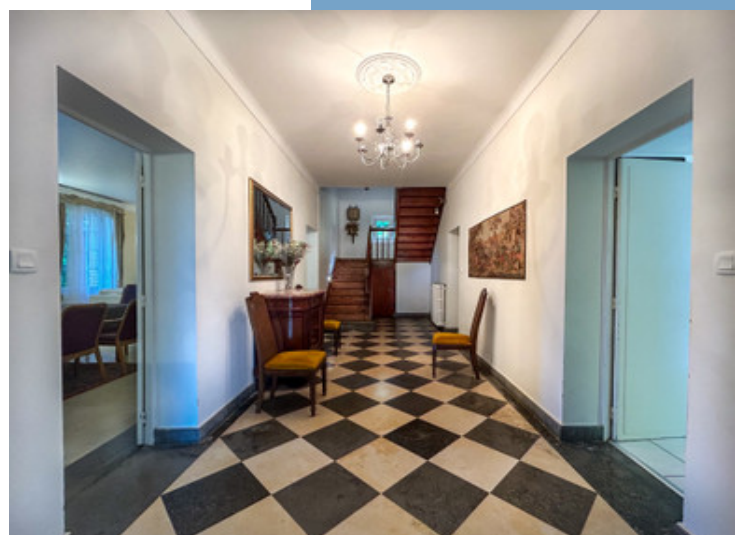
### Farmland (~20 ha)

- Highly fertile land near the Tarn river
- Currently leased, €7,000+/year income

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37019LIS82>

COMPLETE FILE AND PHOTO ON REQUEST

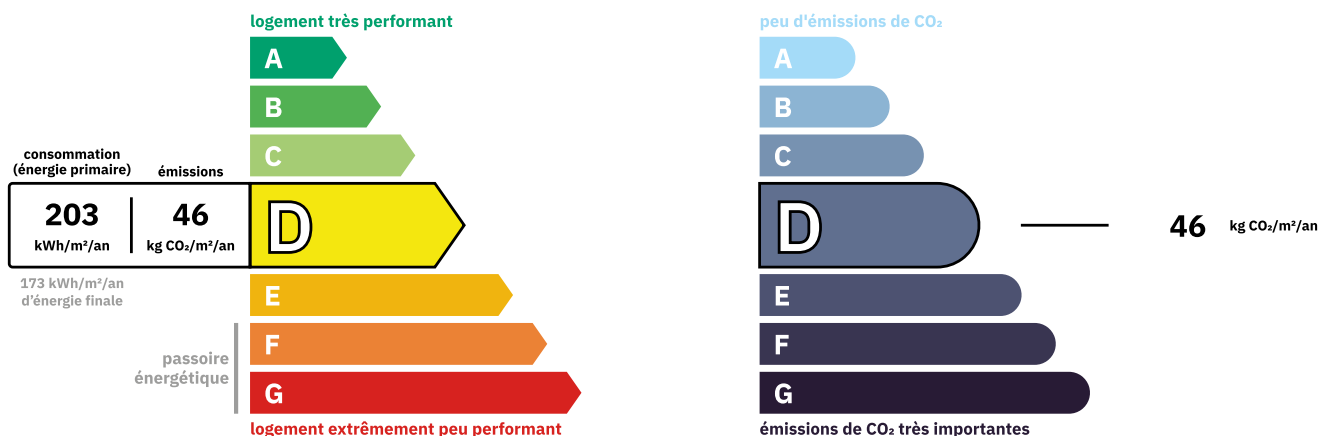


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FARMLAND...

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

Ref : A37019LIS82

## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 6670 € and 9100€ for 2023

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A37019LIS82  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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