

## UNDER OFFER A Spacious, Sunny and Luxurious Country Home



## INFORMATION

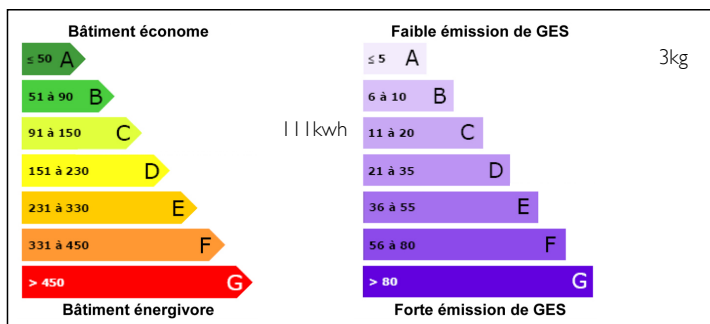
Town:	Auvillar
Department:	Tarn-et-Garonne
Bed:	4
Bath:	5
Floor:	353 m2
Plot Size:	1693 m2



## IN BRIEF

Beautiful stone country home in a town not far from the beau village of Auvillar, not far from the motor way that takes you to Toulouse in 1 hour and Bordeaux in 1 1/2 hours. You will be impressed by this stylish property that was originally a barn built in 1800, with its beautiful wooden beams, high ceilings and spacious sun lit rooms. This manoir is tastefully decorated with lots of charm and great quality, it also offers all the comfort of modern living whilst in-keeping with the charm of its historical features. This is one you would not want to miss!

## 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: 1693 EUR**

## NOTES

## DESCRIPTION

Situated in a quiet hamlet, in the countryside of the Tarn et Garonne, the home of your dreams awaits you, reflecting style and timeless elegance.

A perfect layout of 353m<sup>2</sup> of living space offering :

### THE GROUND FLOOR

A long hall (25m<sup>2</sup>) giving easy access to each room ( it also is a crossing hallway)

A gourmet's spacious dream fully equipped kitchen (42m<sup>2</sup>) featuring both gas and range cooking facilities

A separate utility and store room (9m<sup>2</sup>) just adjacent to the kitchen.

Living-room (28m<sup>2</sup>) with a wooden stove burner and an adjoining office (10m<sup>2</sup>)

A 2nd living-room (39m<sup>2</sup>) with an adjoining bath and toilet (5m<sup>2</sup>) which could also be used as 5th bedroom.

Dining room (27m<sup>2</sup>)

### 1st FLOOR

Long landing (19m<sup>2</sup>)

4 spacious bedrooms each with baths and toilet (42m<sup>2</sup>) (40m<sup>2</sup>) (37m<sup>2</sup>) (37m<sup>2</sup>)

THE OUTSIDE (1996m<sup>2</sup>) possibility to put in a pool

A breakfast terrace (5mx5m) covered by grapevines adjacent to the kitchen

A long and large covered terrace (5mx25m)

Summer wooden cabin (10m<sup>2</sup>) with electricity, also an adjacent zen area

A carport

A double garage with workshop and mezzanine storage area (about 72m<sup>2</sup>)

A wooden storage cabin

2 pergolas

Living in a quiet area whilst nor far from all commodities. Beautiful region with lots of medieval towns near by.

This property which is in excellent condition offers