

**“UNDER OFFER”** Attractive traditional farmhouse and gite ranged around a secluded courtyard in a quiet location

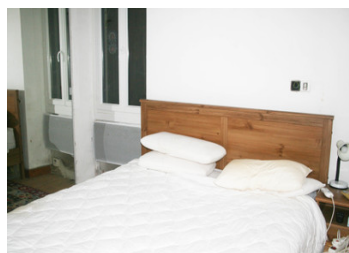


## INFORMATION

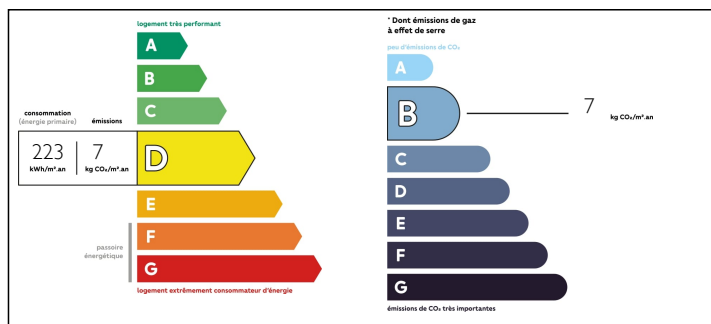
Town:	Parisot
Department:	Tarn-et-Garonne
Bed:	5
Bath:	3
Floor:	173 m2
Plot Size:	8560 m2

## IN BRIEF

“UNDER OFFER “ This house is in a very secluded location although there are neighbours nearby. The property comprises a modernised farmhouse with two bedrooms, a kitchen/dining room, bathroom and a mezzanine room which could be a third bedroom or study/salon. There is also a barn which has been converted into a number of bedrooms and a large room ripe for conversion to a salon or kitchen diner. Thus the house could be a large family home, holiday home or a home and holiday business. Both buildings have double glazing



## 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.



## NOTES

## DESCRIPTION

The house is about five minutes drive from Parisot and is accessed via a track through pretty woodland. The property comprises a Quercy style farmhouse and a separate converted barn. These are connected by a covered terrace currently being used for storage. The three structures create a secluded access courtyard and barbecue area.

Access to the main house is via a typical Quercy stone staircase into the main kitchen/salon (30m<sup>2</sup>). Wooden floors and traditional feature fireplace with wood burning stove. The kitchen is fitted with floor and wall mounted units.

A doorway leads from the kitchen to a bedroom with an ensuite bathroom ((12.8 m<sup>2</sup> and 5.5m<sup>2</sup> respectively). Wooden floors and fitted wardrobes.. A staircase located at the centre of the kitchen/salon leads to the first floor where there is a mezzanine room (29.4m<sup>2</sup> / 8 m<sup>2</sup> habitable) which is sometime used as a bedroom, or a salon.. at one end a door leads through a toilet To another bedroom (10.8m<sup>2</sup>/ 1.4m<sup>2</sup> habitable). this currently contains two single beds and is suitable for two children. Below the ground floor there are two cellars currently used for storage and one of these contains the electrical circuit breakers for both buildings.

Entrance to the barn is a ground level through a modern double glazed double door into a cellar room (32 m<sup>2</sup>) A second set of doors on the opposite side leads again to the exterior . The floor in this cellar is still the traditional barn stone floor,...