

Super character house in a fantastic location with land and swimming pool. Overlooking Monclar de Quercy.

## EXCLUSIVE



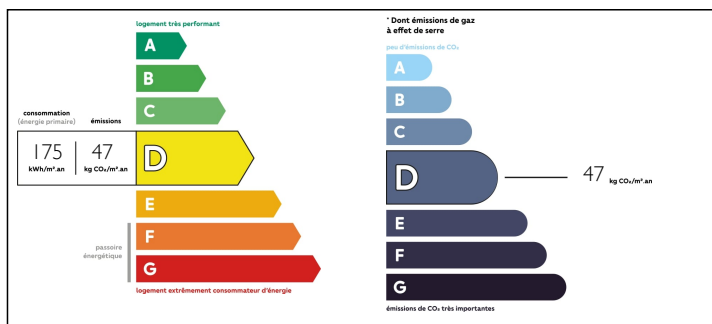
## INFORMATION

Town:	Montdurausse
Department:	Tarn
Bed:	3
Bath:	2
Floor:	191 m2
Plot Size:	23811 m2

## IN BRIEF

Lovely traditional house set in over 20000m<sup>2</sup> of mature garden and woodland. Situated down a 300m track this property has total privacy, and a private swimming pool and terrace area, whilst still being just a 5 minute drive away from Monclar with its beautiful lakes and base de loisir. Three good-sized bedrooms, with the possibility of creating another downstairs, an office, lovely light living room with garden views, a dining room with log burner, fully equipped kitchen with centre island, buanderie, 2 bathrooms, and a large attic space. Outside there is a large workshop, 2 log stores, and a barn/garage. The lovely garden surrounds the house providing lovely views from all windows. The swimming pool is very private with a small poolhouse and sun terrace area. A little refreshment and love will easily return this super property to its former beauty. No large work needed.

## 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.



## DESCRIPTION

### GROUND FLOOR:

Attractive entrance hall with doors leading to:

**DINING ROOM** - with 2 sets of double windows opening onto the garden, fireplace with a traditional very attractive wood burning stove.

**KITCHEN** - Fully equipped kitchen with oven, hob, extractor and centre island. The plentiful wood kitchen units are all in very good condition

**UTILITY ROOM**- Large utility room, or back kitchen, with access to the garden

**BATHROOM** - Nice modern bathroom with large walk-in shower, bath, basin and vanity unit.

**LIVING ROOM** - Accessed through double French doors. Good sized bright room with beams, original features, and two sets of double windows opening onto the garden

**LIBRARY (or OFFICE)** area with garden views, fireplace, and wood-burner.

Oil-fired heating throughout.

### FIRST FLOOR:

**Bedroom 1** - good sized room with ensuite shower room, and small dressing area. A large attic space can be accessed via 2 stairs.

**BEDROOM 2** - Good-sized room with 2 sets of windows overlooking the garden, wooden ceiling, and handbasin.

**BEDROOM 3**- Another good sized room with handbasin and mirror.

**BATHROOM** - with a modern shower unit, and vanity unit.

### OUTSIDE:

## LOCAL TAXES

**Taxe foncière:** 823 EUR

**Taxe habitation:** 601 EUR

## NOTES