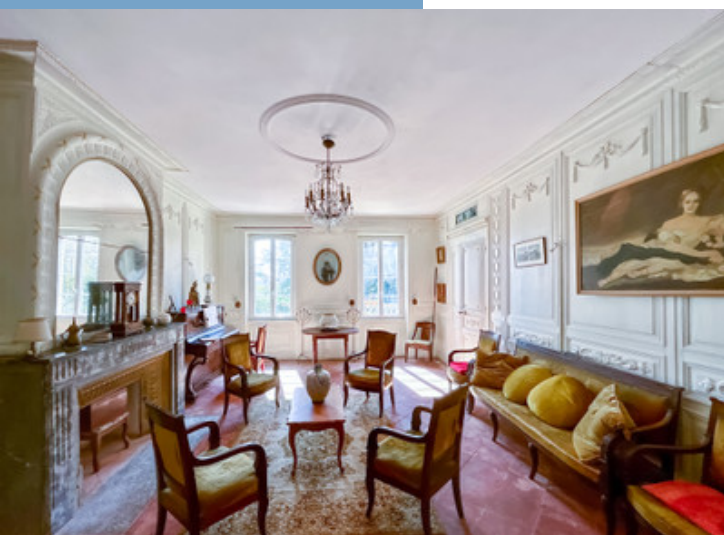




19TH CENTURY MASTER'S HOUSE AND EQUESTRIAN ESTATE

19TH CENTURY MASTER'S
HOUSE AND EQUESTRIAN
ESTATE...



PROPERTY FACT FILE	
REFERENCE	A35258LIS82
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	430 m ²
LAND	30000 m ²
TOWN	Grenade
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Maître
CONDITION	Habitable
FEATURES	Other Drainage, Lake, Garage
*Price based on current exchange rate which is subject to change	



19th-century master's house, 430 m², 6 bedrooms, 3-hectare land, equestrian facilities, close to Toulouse.

DESCRIPTIF

- Ideal Location - Tam-et-Garonne (82)

Located in the heart of Tam-et-Garonne, this magnificent property benefits from an exceptional natural setting, perfect for those seeking peace and nature.

- Why choose this region?

Verdant landscapes between hills, forests, rivers, and fields

Outdoor activities: hiking, cycling, fishing

Rich historical heritage with castles, bastides, and notable sites

Close proximity to Montauban (30 mins) and Toulouse (45 mins) with its international airport

A paradise for wine lovers with renowned vineyards

A 19th Century Toulouse Brick Master's House

- Elegance, Space, and Land

430 m² of living space

3 hectares of land

- Living Areas

Three spacious living rooms opening onto a terrace (30-32 et 33 m²)

Modern kitchen and practical pantry for your receptions

Bedrooms

Six bedrooms with en-suite bathrooms, perfect for a large family or tourist rentals (17-25-27-27 et 30 m²)

- Recent Renovations

Wall and roof insulation

PVC double-glazed windows

Reversible air conditioning

Compliant septic tank

More Online :

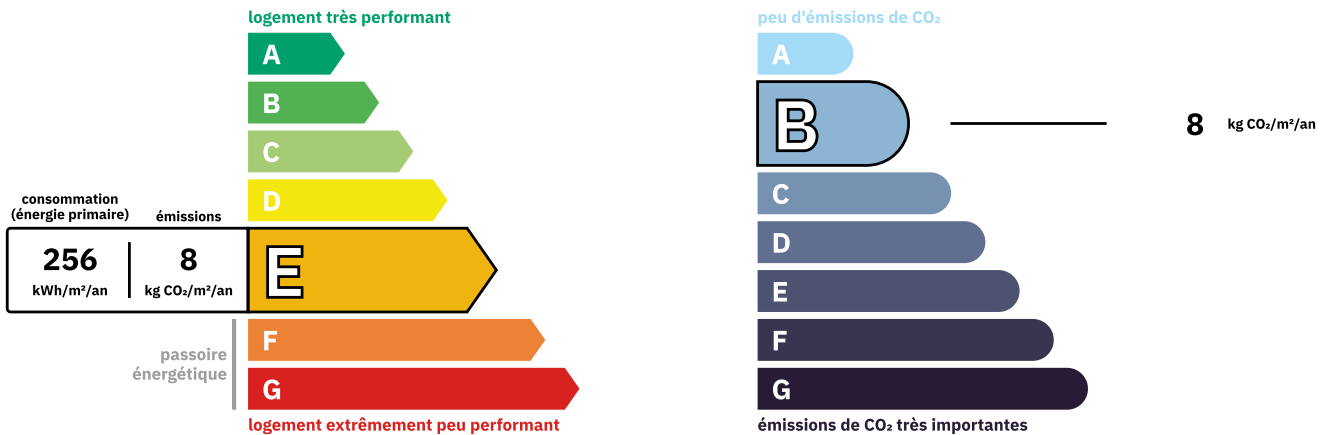
<https://leggettprestige.com/luxury-property-for-sale/view/A35258LIS82>

COMPLETE FILE AND PHOTO ON REQUEST



Ref : A35258LIS82

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 6550 € and 8910€ for

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 : A35258LIS82
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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