



Ref : 9686CCV

## Nice little converted barn with nice view in the Tarn et Garonne

Area Montcuq



Habitable : 139 m<sup>2</sup>



Usable : 207 m<sup>2</sup>



Land : 1 643 m<sup>2</sup>

265 000 €

**Farmhouse & Mas for sale Tarn et Garonne.** Old barn converted into a house located in the Tarn et Garonne in the country of serres in Quercy, on the heights with an openview not far from a medieval village. The whole on a land of 1643 m<sup>2</sup> with trees and well designed with its swimming pool and a well. This property is designed for a second home, very comfortable and pleasant to live in. The awning adjoining the house can be used to enlarge the house. The woodwork is double glazed, all the ceilings have been insulated, the floors in the bedrooms are wooden floors, tiled floors in the stairwell. Oil heating system with boiler with hot water production

### IN SUMMARY

Rooms : 5  
Bedrooms : 2  
Bathrooms : 2

Swimming pool : yes  
Garage place : 1  
Parking space : 2  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Countryside | Nice views

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 30 mn



30 mn



30 mn



30 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

A

B

C

D

E

F

G

A

B

C

D

E

F

G



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## DESCRIPTION

Dwelling house on two levels.

Garden level

Fitted and equipped kitchen : 19,03 m<sup>2</sup> with small private terrace

Laundry room : 7,04 m

Living room : 73,91 m<sup>2</sup> with fireplace

Staircase 19,03 m<sup>2</sup> with rustic wooden staircase and wrought iron railing.

Ground floor :

Corridor : 2,74 m<sup>2</sup>

WC : 4,12

Bedroom en suite 1: 13,49 m<sup>2</sup> with dressing room: 3,80 m<sup>2</sup>.

Bathroom : 4,37 m<sup>2</sup> with shower, washbasin and WC

Bedroom in suite 2: 16,27 m<sup>2</sup> with dressing room

Bathroom: 5,95 m<sup>2</sup> with shower, bathtub, sink and toilet

Canopy or covered terrace that can be rehabilitated: 37,91 m<sup>2</sup>.

EXTERIOR :

Beautifully landscaped park with trees, the entrance is on a private road leading to the property.

Swimming pool 8 x 4 with terraces made of regional stones

A barn or garden shed

Are you interested ?



Marie

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