

19th century manor and its French garden

Tarn-et-Garonne , Occitanie



€1,295,000

inc. of agency fees

11 Beds 11 Baths 730 sqm 1.6 ha

Located on the slopes of Moissac, just an hour from Toulouse, this beautiful residence steeped in history was built in the 19th century and covers 730 sqm on 3 levels. Once you have passed the large automatic...

At a Glance

Reference MFH-EAT843ET

Bed 11

Land 1.6 ha

Near to Toulouse

Bath 11

Pool Yes

Price €1,295,000

Hab.Space 730 sqm

Land Tax N/A

Property Description

Located on the slopes of Moissac, just an hour from Toulouse, this beautiful residence steeped in history was built in the 19th century and covers 730 sqm on 3 levels. Once you have passed the large automatic gate of the property, you are captivated by the originality and beauty of the place. The magnificent French garden, lovingly maintained, naturally leads us towards this beautiful and large building with Neopalladian-inspired architecture. It was restored by heritage lovers and its original architectural elements have been preserved and maintained with the greatest care. The ground floor is composed of an entrance, a large and wide crossing

corridor, which serves on either side, a dining room, a living room and a utility room, as well as two suites, with bathroom bathroom and toilet and adjoining living room. Two bathrooms complete this level. In the middle of this wide and long corridor, the majestic stone staircase, the backbone of this robust residence, invites you to access the upper floors. On the first level, still a wide, bright corridor which serves 4 suites with bathroom and living room, and a bedroom with bathroom and balcony and its breathtaking view of the magnificent French garden and the swimming pool. Same composition on the second floor, around this wide corridor. 4 suites and 2 bedrooms with bathroom. This level reveals the magnificent original framework. It is in the heart of a landscape of orchards and vineyards, straddling the Lot and Tarn-et-Garonne, appreciated for the mild climate, that this discreet 1.6 ha property awaits you to write a new chapter in your life and its history, whether private or family or professional. Ideally located: 12 km from the A62 Bordeaux-Toulouse motorway exit, 45 minutes from Toulouse-Blagnac airport, around thirty km from Agen and Montauban, 40 minutes from Cahors and the Lot Valley ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR3,714 and EUR5,024?Information on the risks to which this property is exposed are available on the G orisks website

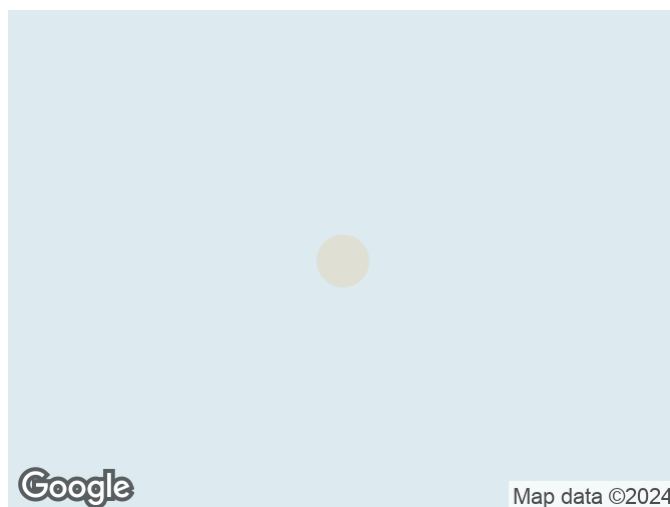
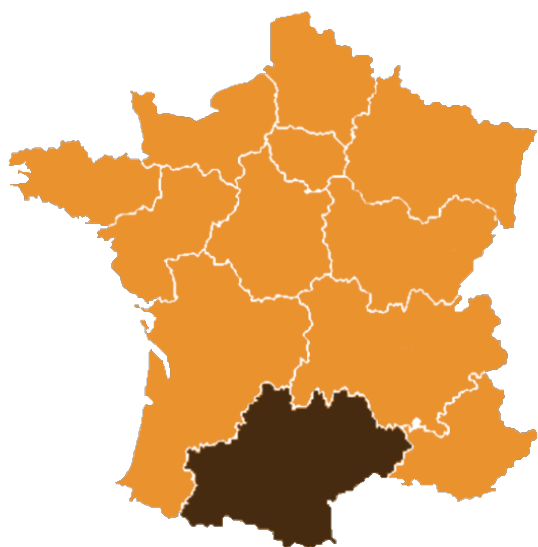
Summary

Property type:	Countryside house
Bedrooms:	11
Bathrooms	11
Price	€1,295,000

Key Information

Internal Area:	730 sqm
Land Area:	1.6 ha
Swimming Pool?	Yes

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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