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## Charming renovated farmhouse with independent gîte

**Tarn-et-Garonne , Occitanie**



**€395,000**

inc. of agency fees

**4 Beds   1 Baths   171 sqm   0.12 ha**

This charming development is just a few minutes' drive from Castelsarrasin town centre and its canal port. It is also just a few minutes from all amenities, the train station and the motorway toll plaza....

### At a Glance

<b>Reference</b>	MFH-EAT5830	<b>Near to</b>	Toulouse	<b>Price</b>	€395,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	171 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This charming development is just a few minutes' drive from Castelsarrasin town centre and its canal port. It is also just a few minutes from all amenities, the train station and the motorway toll plaza.

It comprises a comfortable family home of around 170m2 and a 57m2 duplex studio with terraces and

swimming pool. The latter is very popular for short-term rentals.

In the house, the entrance hall leads to the first bedroom.

Thanks to its configuration, this private space, with a toilet, a shower room and direct access to the terrace, is currently being used as a guest room. It's been a great success here too.

The kitchen (with its breakfast area) opens onto a comfortable lounge/dining room.

The fireplace and bar area add to the already cosy atmosphere. The various access points to the outside allow you to live both inside and outside, and make the most of the garden, the terrace and its authentic barbecue.

A wide corridor leads to the three comfortable bedrooms, study and bathroom that make up the sleeping area. The bedrooms have plenty of storage space. The bathroom has a walk-in shower and whirlpool bath.

You'll have to cross the garden, planted with flowers with taste and love, to reach the intimacy of the gîte.

This genuine holiday home comprises a ground floor through room with a modern, ergonomic fitted kitchen.

There is direct access to the two covered terraces, the solarium, the swimming pool and the jacuzzi.

The first floor has been cleverly designed and organised. A study and storage area, a TV area, a sleeping area and a shower room share this cosy, intimate and comfortable attic space.

Castelsarrasin: 7 minutes

Moissac: 10 minutes

Montauban: 25 minutes

Toulouse/Blagnac airport: 50 minutes

Railway station: 5 minutes (Toulouse ? Bordeaux axis)

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros2,200 and euros3,030.

Information on the risks to which this property is exposed is available on the GéoRisques website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€395,000

Key Information

Year Built:	1900
Internal Area:	171 sqm
Land Area:	0.12 ha
Swimming Pool?	Yes

Location: Occitanie



## Gallery













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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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