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Spacious Family Farmhouse with Country Views in SW France

Lavit , Tarn-et-Garonne , Occitanie



€550,000

inc. of agency fees

4 Beds 4 Baths 360 sqm 2.8 ha

Spacious country home set on 2,8 hectares of land on the border of Gers and Tarn-et-Garonne in the heart of the southwest France.

At a Glance

Reference MFH-RLP79605

Near to Toulouse

Price €550,000

Bed 4

Bath 4

Hab.Space 360 sqm

Land 2.8 ha

Pool No

Land Tax €2881.00

Property Description

Situated on the border of Gers and Tarn-et-Garonne, this spacious family home beautifully combines historic charm with modern comforts, creating an inviting retreat in the heart of the countryside. With original features carefully preserved, the property radiates character and warmth, making it an ideal sanctuary for family life and entertaining.

Upon entering, you will find a thoughtfully designed kitchen crafted by an architect to maximize both functionality and aesthetic appeal. A stunning shared window with the bathroom above fills both spaces with natural light, enhancing the sense of openness and connection to the outdoors. The well-planned interior includes four spacious bedrooms and four bathrooms, providing ample space for family and guests.

The exterior offers a lush garden that serves as a tranquil oasis, surrounded by majestic, mature trees that provide shade and serenity. The covered terrace is perfect for alfresco dining, allowing you to enjoy peaceful countryside views in any season. The property's private yet accessible location strikes a balance between seclusion and convenience.

For those dreaming of a pool, the expansive grounds offer plenty of room to install one, further enhancing the property's appeal as a true retreat.

The Accommodation

The ground floor

- Entrance Hall (47 sq.m) - terracotta flooring
- Living room 1 (40,2 sq.m) - terracotta flooring
- Living Room 2 /dining room (34,8 sq.m) - terracotta flooring
- Snug (26,4 sq.m) - terracotta flooring
- Kitchen/dining room (42,8 sq.m) – wooden floor - terrace access
- Laundry room (7, 8 sq.m)
- Bathroom – Shower- washbassin (3 sq.m)

- WC

The first floor

- Landing (22.7 sq.m)
- Master Bedroom 1 (26 sq.m) – ensuite – fitted wardobes
- Bathroom (19,4 sq.m) - Shower, bath, double washbassin, WC
- Bedroom 2- Office (14,8 sq.m) –11, 81 sq.m (standing height)
- Bathroom (10 sq.m) - bath, WC and washbassin –7 sq.m (standing height)
- Bedroom 3 (25 sq.m)- 19,7 sq.m (standing height)
- Dressing/Office (10 sq.m) – only accesible from bedroom 3
- Bedroom 4 (28.6 sq.m) – 19,8 sq.m (standing height)- ensuite
- Bathroom (9 sq.m) -Shower, washbassin, WC- 4,3 sq.m; (standing height)

The Gite - +/- 80 sqm

- with two bedrooms
- bathroom
- kitchen/living/office

Outside

- Covered terrace coming off the kitchen of approx. 30 sqm
- 2,8 hectares of land - mostly sloping – part meadows and trees
- Workshop and carport for two cars
- Hobby space – of approx 20 sqm – accessed via stairs in workshop

Additional Information

- Taxe foncière, 2881 euros pa
- Fibre optics connected
- Heated by fuel radiators and wood burner (wood from own land)

- Double glazing.
- Energy rating D.
- Well maintained

The Area and Access

- Located in the Tarn-et-Garonne, close to Lavit de Lomagne
- Toulouse International Airport is one hour by car
- TGV train in Agen – 40 minutes away

Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	4
Price	€550,000

Key Information

Internal Area:	360 sqm
Land Area:	2.8 ha
Floor:	2
How many Outbuildings:	1

Property Features:

- Farm style property – Lomagnol
- Privately set – yet not remote
- Spacious and cosy at the same time
- Ideal for family life
- Beautiful gardens with mature trees

Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Occitanie



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S. and L. BROWN



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