

[Click to view MFH-RHGS601](#)

## Country house with pigeonnier in a peaceful spot near Caylus - VIDEO

Caylus , Tarn-et-Garonne , Occitanie



**€450,000**

inc. of agency fees

3 Beds   2 Baths   150 sqm   6600 sqm

Situated in a small Tarn et Garonne hamlet with only a few neighbours and beautiful views, this charming house is ready for you to start living here immediately.

### At a Glance

<b>Reference</b>	MFH-RHGS601	<b>Near to</b>	Toulouse	<b>Price</b>	€450,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	150 sqm
<b>Land</b>	6600 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Situated in a small hamlet with only a few neighbours and beautiful views, this charming house with its garage and large plot of around 6,600 sq.m is ready for you to start living here *immediately*.

The pigeonnier dates from 1884 and has been integrated into the house by the current owners. Beautiful walks are possible from the house which is surrounded by woods, yet the villages of St Antonin NobleVal

and Caylus are located close by.

The house has been completely renovated over the last 40 years and now benefits from underfloor heating in one part of the house, a superb living room with cathedral ceiling, three bedrooms, a very bright room **ideal for artists** and painters, a mezzanine office area, a cellar, an adjacent garage which could be incorporated into the house. Some of the furniture may be available to purchase.

## THE ACCOMMODATION

### The ground floor

- The front of the house is approached up a circular drive surrounded by trees up to a parking area and access to covered bolet (20 sqm)
- Covered terrace (20 sqm) with a low stone wall to the front and a door into
- Main Living Room (8,3m x 5,5m) (45 sqm) A stunning room with cathedral style ceiling, monumental fireplace, possibly taken from the nearby chateau, with open fire, underfloor heating with a tiled floor, stairs leading up to first floor, exposed beams and a wonderful feeling of space.
- Kitchen (4,0m x 2,8m) (11 sqm) With underfloor heating, fitted and free standing units, sink, oven and hob, space for fridge freezer and door at back through to bedroom 2.
- Bedroom 1 (4m x 3,1m) (14 sqm) with electric radiator and lovely views over the land.
- Workshop (7,9m x 3,1m) (25 sqm) A very light room with windows to one side of the house, could be ideal for an artist, door to the outside and hatch to the cellar (10 sqm).
- Main shower room (4,1m x 2,5m overall) (10.5 sqm) with separate WC, large walk-in shower, two washbasins in a vanity unit with mirror behind and a second door to
- Bedroom 2 (5,1m x 2,8m) (14 sqm) With tiled floor, wardrobe and door to outside.

### The first floor

- The bespoke oak staircase leads up to the first floor and to the mezzanine level
- Office Area (5,4m x 4,9m) (21 sqm) ideal as a TV room or study with two sets of cupboards on either side and a door to the original pigeonier and to
- Bedroom 3 (3m x 2,9m) (9 sqm) with door to the
- Bathroom with washbasin and WC with plumbing available to fit a shower.

## OUTSIDE

- Garage is situated to the side of the house (22 sqm) with two doors, electricity and water connected and further parking to the side surrounded by a stone wall and a raised garden area
- The garden. To the front of the house, a driveway leads around the outside of the central lawned area up to the garage. There are a number of mature and semi mature trees in this area including plum, walnut and various other species.



- The best of the land is located on the other side of the house and is effectively a small paddock with open views beyond. There is also another open terrace outside the back of the house with access up to the the land.

## **ADDITIONAL INFORMATION**

- No road noise and a peaceful spot
- There is a myriad of paths leading from the house through the neighbouring woods so ideal for walkers, both with or without dogs and for those who love nature.
- There is also a working well.
- **VIDEO** available on request

## **THE AREA AND ACCESS**

- Located in a very small hamlet with a couple of neighbours including a chateau.
- Bring your bags and move in right away!

*Nothing to do, in a peaceful location with views, ready to move into right away.*

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€450,000

## Key Information

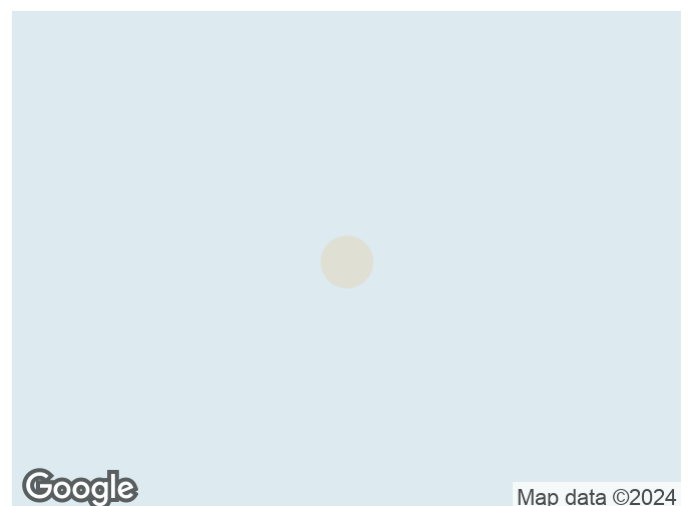
Year Built:	1884
Internal Area:	150 sqm
Land Area:	6600 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- garage
- pigeonnier
- underfloor heating
- great views
- large garden

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved