Charming countryside estate with two houses and a swimming pool

4 2 9,389m² 2,378m² 1

Reference
99372

Price
€546,000

Location
Toufailles

Description
Located in the Tarn-et-Garonne department, in a calm and preserved natural setting, this estate features two independent houses, a swimming pool, and outbuildings. Accessed via a private driveway with automatic gate, it offers landscaped grounds with fruit trees and woodland below. The first house offers a kitchen with breakfast bar, a spacious cathedral-style living room with mezzanine and fireplace, and two bedrooms. The second house includes a kitchen, a living room with pellet stove, and two bedrooms. An orangery, a double garage, and a pleasant pool area complete the property.

Features
Two individual dwellings
Beautiful natural surroundings
Charming orangerie



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General

Rooms: 4

Garage: 40m²

Pool: 1

Living area: 2,378m²

Land area: 9,389m²

DPEScore: E (304kWhEP/m²/an)

GESScore: B (10kgCO2/m²/an)

Property tax: €2,000

Layout living area 237.8 m²

House 1 - 161.5 m²

Kitchen/dining room: 40 m² Terracotta tiles

Living room: 68 m² Fireplace, open to the ceiling, with bar area and mezzanine terracotta tiles

Bathroom: 4.9 m² Double vanity, shower
Separated toilet

Bedroom 1: 13.7 m²

Bedroom 2: 15.2 m²

House 2 - 76.3 m²

Ground floor

Cellar: 36 m²

Workshop: 16 m²

Bakery: 12 m² Oven in perfect condition

First floor

Living/dining room: 23 m² Pellet stove

Kitchen: 13 m² Open plan, equipped Built-in hob and oven

Bedroom 1: 20 m²

Bedroom 2 : 11 m² Electric heating

Bathroom: 6.6 m² Bath, shower and toilet

Outbuildings

Outbuildings

Orangery: 50 m² concrete floor

Two garages: 40 m² each