

Spacious villa with pool, outbuildings, and independent apartment on large fenced landscaped plot

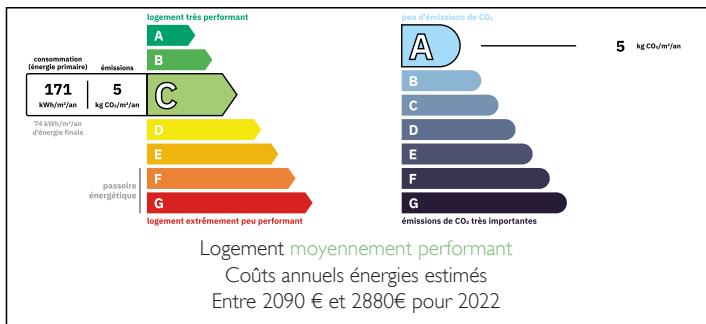


INFORMATION

Ville:	Castelsarrasin
Département:	Tarn-et-Garonne
Ch:	4
SdB:	2
Surface:	161 m ²
Terrain:	2354 m ²



DPE



RÉSUMÉ

Located in a peaceful residential area near the canal, this elegant single-storey villa offers generous living space and high-end amenities. The bright living room opens onto a south-facing covered terrace, perfect for enjoying the landscaped garden. The fully equipped kitchen features a wood-fired oven, solid oak and walnut cabinetry, and quality appliances. The main house includes three bedrooms with built-in wardrobes, an office, a TV lounge, a spacious bathroom with both bathtub and walk-in shower, and a separate WC. A large garage with mechanic's pit, storage rooms, and a dovecote-style outbuilding add valuable flexibility. A separate T2 duplex apartment—ideal for guests or short-term rental—extends the property's potential. The 2,354 m² fenced plot includes a saltwater pool (10x5 m), aquatic pond, pool house, and large paved parking with electric gate. Move-in ready, this well-maintained property suits both family living...

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DESCRIPTION

Nestled in a peaceful residential setting where serenity and comfort reign, this property offers an exceptional lifestyle that harmoniously blends nature, thoughtful design, and well-maintained outdoor spaces. Every detail has been conceived to provide a high-quality living environment—practical, elegant, and completely private.

Beyond the automatic gate, a private paved driveway leads to a spacious parking area. The property immediately impresses with its mature landscaped garden, a shimmering pool secured by an electric cover, a charming dovecote-style outbuilding, a fully equipped pool house, and a large fenced plot offering both privacy and peace of mind. This is a true haven, perfect for relaxation, family gatherings, or even a discreet holiday rental activity.

TAXES LOCALES

Taxe habitation: EUR

The main house, fully single-storey, offers approximately 117 m² of living space. Its layout is both clever and welcoming, with high-end finishes and a warm, inviting atmosphere. The heart of the home is the fully equipped kitchen, featuring solid oak and walnut cabinetry, a stone worktop, induction hob, extractor fan, dishwasher, integrated refrigerator, double sink, and even a traditional wood-fired oven. It's the perfect blend of rustic charm and modern convenience.

NOTES

Adjacent is a bright living and dining area that opens onto a south-facing covered terrace—an ideal spot for enjoying meals, relaxing, or simply admiring the garden year-round. The home also includes a separate office, a TV room (which could serve as a guest room or hobby space), three bedrooms with built-in wardrobes, a spacious bathroom with double sinks, a bathtub, and a walk-in shower, plus...