

# Architect-designed house in the Beausoleil district of Montauban

Tarn-et-Garonne, Occitanie





## At a Glance

Reference	MFH-EAT5180
Bed	4
Land	0.04 ha

Near to Toulouse
Bath 1
Pool No

Price€379,000Hab.Space147 sqmLand TaxN/A

#### **Property Description**

Located in the sought-after Beausoleil district, this architect-designed house from the early 1980s offers a discreet, protective and intimate design, just a few minutes' walk from downtown Montauban. The entrance hall reveals the unique and atypical design of the place. A true crossroads of the house, it first serves the master bedroom with built-in cupboards and bathroom. This room offers direct access to a first terrace. Then,

the independent and functional kitchen also offers access to this terrace and the dining area, ideally positioned in a bright living room. The beautiful fireplace with insert, the cathedral ceiling, the sliding openings on either side of the room, the direct access to the second terrace, give this space an undeniable charm. An office space, open or closed, as desired, completes this level. From the hall, the beautiful spiral staircase leads to the first floor, where two bedrooms and a bathroom offer pretty attic spaces. This house with its original design may also appeal to those who are looking for an apartment, with an exterior not overlooked and without the worry of parking. Garage with automatic gate / Ring road access / Close to amenities / Cycle paths to the city center / 2 parking spaces / City gas heating / New electric roller shutters / Possibility of an additional bedroom or office. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,230 and EUR3,090 Information on the risks to which this well is exposed are available on the Géorisks website:

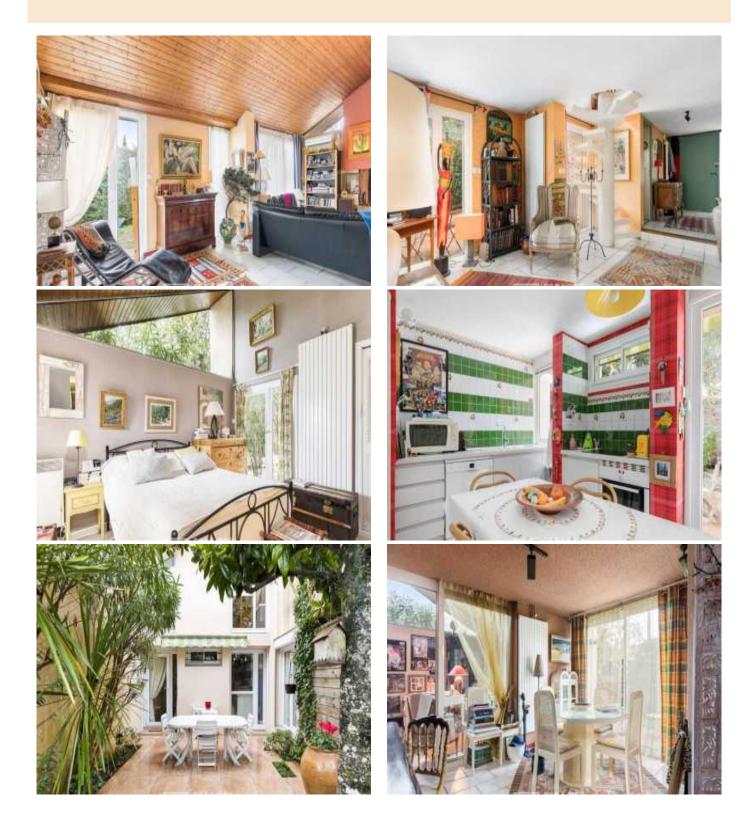
Summary		<b>Key Information</b>	
Property type:	House	Year Built:	1983
Bedrooms:	4	Internal Area:	147 sqm
Bathrooms	1	Land Area:	0.04 ha
Price	€379,000		

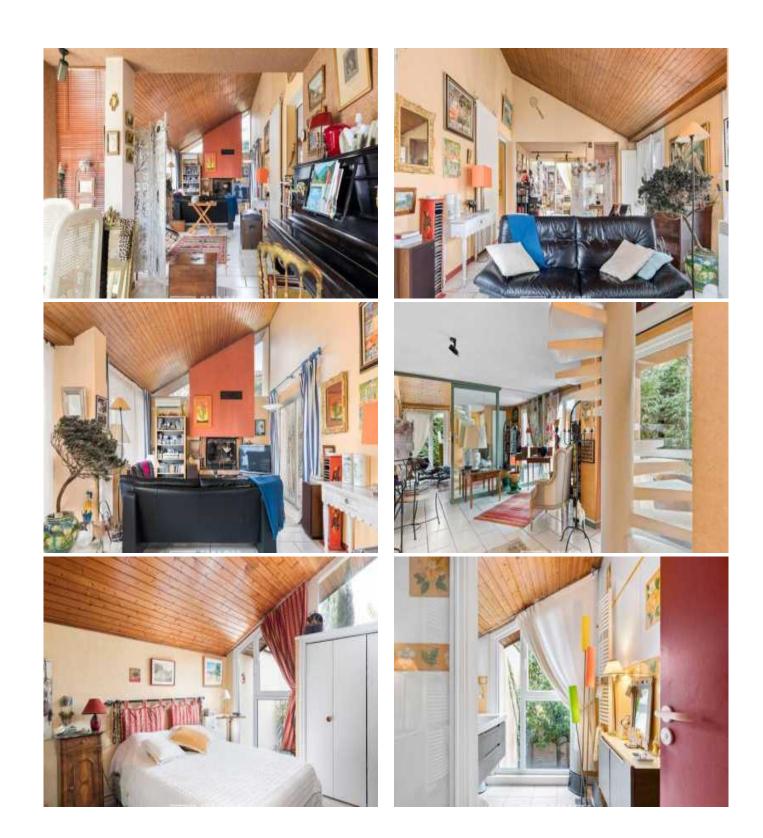
## **Location: Occitanie**





# Gallery







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