

Architect-designed house in the Beausoleil district of Montauban

Tarn-et-Garonne , Occitanie



€379,000

inc. of agency fees

4 Beds 1 Baths 147 sqm 0.04 ha

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....

At a Glance

Reference	MFH-EAT5180	Near to	Toulouse	Price	€379,000
Bed	4	Bath	1	Hab.Space	147 sqm
Land	0.04 ha	Pool	No	Land Tax	N/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 G orisks website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€379,000

Key Information

Year Built:	1983
Internal Area:	147 sqm
Land Area:	0.04 ha

Location: Occitanie



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