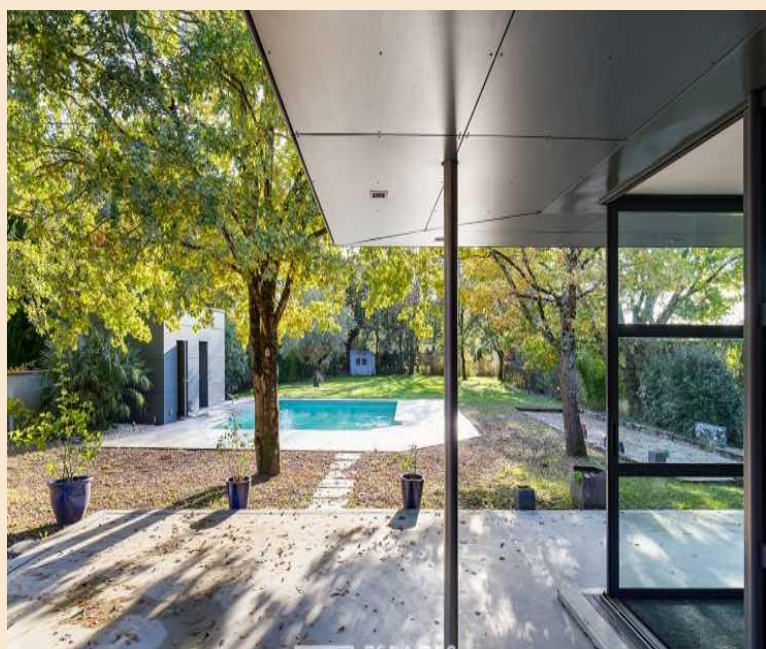


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Architect-designed villa with swimming pool and garage in the heart of...

Tarn-et-Garonne , **Occitanie**



€700,000

inc. of agency fees

5 Beds 1 Baths 278 sqm 0.41 ha

Equipped with high-end services, this contemporary house of 278 sqm opens onto a wooded park of 4000sqm accompanied by a very beautiful swimming pool and a poolhouse. A summer kitchen, a pétanque court...

At a Glance

Reference MFH-EAT943ET

Bed 5

Land 0.41 ha

Near to Toulouse

Bath 1

Pool Yes

Price €700,000

Hab.Space 278 sqm

Land Tax N/A

Property Description

Equipped with high-end services, this contemporary house of 278 sqm opens onto a wooded park of 4000sqm accompanied by a very beautiful swimming pool and a poolhouse. A summer kitchen, a pétanque court and several terraces provide several relaxation areas. Its large volumes and its numerous pocket windows bathe us in light. Upon entry, the automated gate opens onto a coated parking lot with its double

garage, completed by a mezzanine. The living room, with its high ceilings, has large spaces welcoming the living room, the dining room and the fully equipped kitchen. Its oak parquet flooring and underfloor heating bring a sweetness of life. The master suite, with its impressive dressing room, bathroom, gym and toilet, is worthy of a hotel suite. The sleeping area is completed on the ground floor by two other bedrooms with their respective bathrooms. A laundry room and a pantry provide additional space on this level. Upstairs, a mezzanine, used as an office, serves two large bedrooms which are completed by a bathroom and three dressing rooms. This villa, decorated with quality materials, offers a modern and bucolic living environment, in a quiet area, ten minutes from the center of Montauban. Well with integrated watering, crawl space, alarm, central vacuum, secure glazing, heat pump, air conditioning ENERGY CLASS C / CLIMATE CLASS A
Estimated average amount of annual energy expenditure for standard use, established from energy prices energy of the year 2021: between EUR2,210 and EUR3,030 Information on the risks to which this property is exposed is available on the G orisks website:

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€700,000

Key Information

Year Built:	2003
Internal Area:	278 sqm
Land Area:	0.41 ha
Swimming Pool?	Yes

Location: Occitanie



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