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## Mansion with terrace and swimming pool

Tarn-et-Garonne , Occitanie



**€498,000**

inc. of agency fees

4 Beds      221.12 sqm      0.08 ha

Magnificent freestone house from 1860, benefiting from a renovation which provides optimal energy comfort, while retaining the charm of its history. In addition to its 220sqm of living space, there is...

### At a Glance

**Reference** MFH-EAT980ET

**Bed** 4

**Land** 0.08 ha

**Near to** Toulouse

**Pool** Yes

**Price** €498,000

**Hab.Space** 221.12 sqm

**Land Tax** N/A

### Property Description

Magnificent freestone house from 1860, benefiting from a renovation which provides optimal energy comfort, while retaining the charm of its history. In addition to its 220sqm of living space, there is a full basement of the same surface area, in excellent condition. The latter includes a double garage with automated gate, a laundry room, an air-conditioned cellar dedicated to wine, and a technical room. On the ground floor, the entrance leads to a living room with fireplace, a kitchen, a dining room, a bedroom, a bathroom and an office. The first floor includes three bedrooms of 15 sqm with two bathrooms and toilets, as well as a games

room of 30sqm also having toilet and a shower. The attic, fully insulated and healthy, allows for another 77sqm to be exploited. An enclosed terrace, hidden from view, offers 200sqm of sunshine with its 10m by 5m swimming pool, completely redone in 2021, and its lean-to with a shower and toilet. A 400sqm garden below the house has a well with integrated watering. Heat pump, 34 photovoltaic panels, double glazing, electric roller shutters, no costs expected. Close to the city center, shops, schools, highway. ENERGY CLASS C / CLIMATE CLASS A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,760 and EUR2,440 Information on the risks to which this property is exposed are available on the G  orisks website: Condominiums of 5 units (No proceedings in progress).

Annual expenses : 500 euros.

Summary

Property type:	House
Bedrooms:	4
Price	€498,000

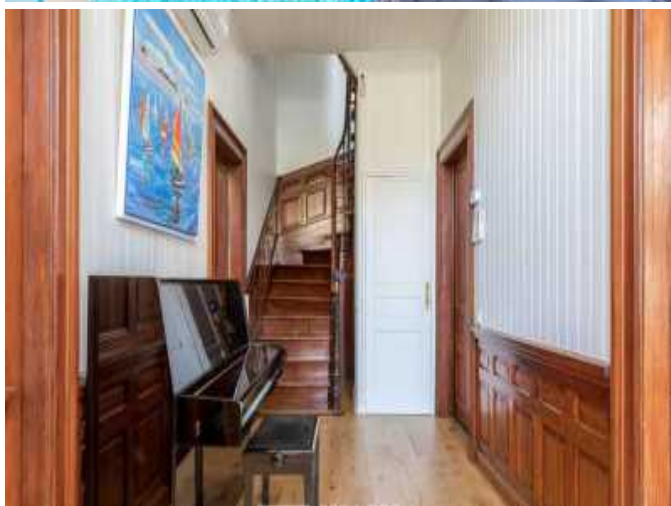
Key Information

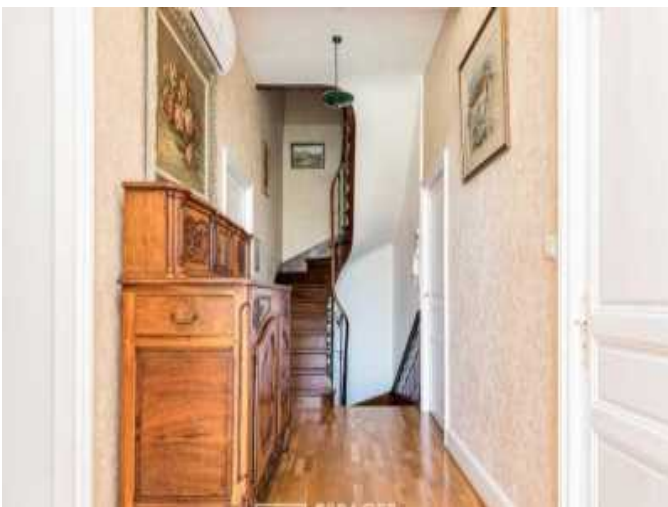
Year Built:	1860
Internal Area:	221.12 sqm
Land Area:	0.08 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



## Gallery







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