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## Charming house with swimming pool and open view

**Tarn-et-Garonne , Occitanie**



**€449,000**

inc. of agency fees

3 Beds   1 Baths   162 sqm   0.04 ha

With a clear view of the Quercy hillsides, this charming village house immerses us in a cozy and flirtatious atmosphere. Its surface area of approximately 162m<sup>2</sup> is perfectly balanced with its volumes....

### At a Glance

<b>Reference</b>	MFH-EAT968ET	<b>Near to</b>	Toulouse	<b>Price</b>	€449,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	162 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

With a clear view of the Quercy hillsides, this charming village house immerses us in a cozy and flirtatious atmosphere.

Its surface area of approximately 162m<sup>2</sup> is perfectly balanced with its volumes.

Rather cozy in winter near its Scandinavian wood stove, or rather airy in summer with its shaded terrace and

swimming pool, this house goes through the seasons with pleasure.

On the ground floor, an entrance hall provides access to the 50 m<sup>2</sup> garage and a staircase to access the living room.

The latter, bright and through, offers beautiful spaces with its living room, dining room and office.

In a row, the fully equipped kitchen with high-end furniture opens onto a terrace of more than 250 m<sup>2</sup> with its swimming pool.

Upstairs, a large mezzanine serves three bedrooms including a master suite with its own bathroom.

A bathroom completes this level, equipped with air conditioning.

This stone house, in very good condition, with its redone roof, is ideal for a life without constraints, in a pretty village and a panorama that changes every day.

#### ENERGY CLASS E / CLIMATE CLASS B

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros2,110 and euros2,920

Information on the risks to which this property is exposed is available on the G orisks website:

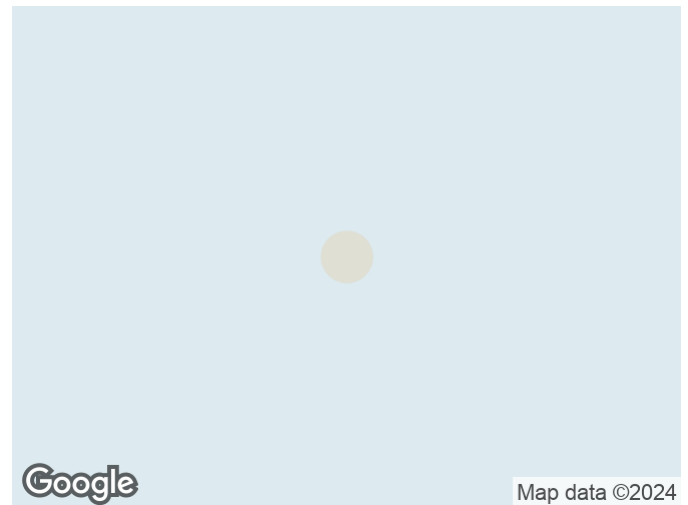
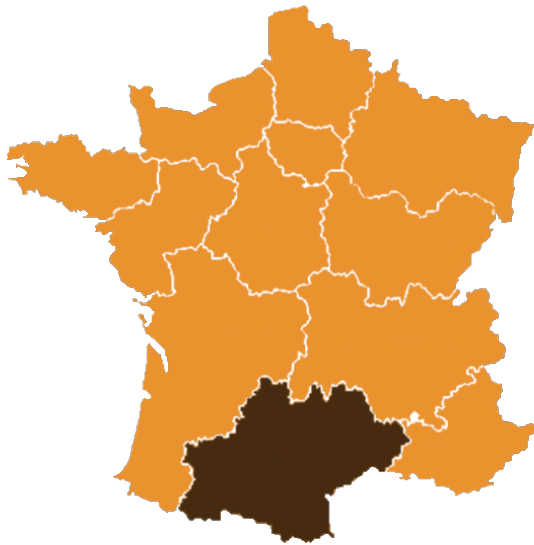
### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€449,000

### Key Information

Internal Area:	162 sqm
Land Area:	0.04 ha
Swimming Pool?	Yes

### Location: Occitanie



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**C. BAUER – Sunday Times**

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