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House on the edge of a lake 10 minutes from the city center

Tarn-et-Garonne , **Occitanie**



€556,000

inc. of agency fees

7 Beds 1 Baths 216 sqm 2.9 ha

Ten minutes from the city center, the exceptional environment of this house surprises with its originality. With a view of a 2-hectare lake and the possibility of walking around it, nature is omnipresent...

At a Glance

Reference	MFH-EAT940ET	Near to	Toulouse	Price	€556,000
Bed	7	Bath	1	Hab.Space	216 sqm
Land	2.9 ha	Pool	No	Land Tax	N/A

Property Description

Ten minutes from the city center, the exceptional environment of this house surprises with its originality. With a view of a 2-hectare lake and the possibility of walking around it, nature is omnipresent and preserved. The house of approximately 216 m², with optimal insulation, benefits from a very good energy rating. Its high ceilings, its beautiful volumes, and its numerous rooms give it strong development potential for

different life projects.

On the ground floor, an entrance leads to a recently equipped kitchen, communicating with a large living-dining room with an insert, and direct access to the 70m² terrace with its wisteria and magnificent view. Three single-storey bedrooms complete this level, as well as an office, a bathroom, a toilet, a laundry room and a 40m² insulated garage.

Upstairs, four bedrooms, a bathroom with toilet, a games room, and storage spaces in the attics offer lots of design possibilities.

A 60m² outbuilding can be used as a garage or workshop, or be converted into a gîte.

In addition, a building part of the plot can be suitable for swimming pools, and another part can be divided. Close to schools, shops, in a very quiet environment.

ENERGY CLASS C / CLIMATE CLASS C

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros1,850 and euros2,580

Information on the risks to which this property is exposed is available on the GÉORISKS website:

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	1
Price	€556,000

Key Information

Year Built:	1975
Internal Area:	216 sqm
Land Area:	2.9 ha
Has a Garden	Yes

Location: Occitanie



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