

Renovated single storey farmhouse with garden

Tarn-et-Garonne , Occitanie

€358,000

inc. of agency fees

3 Beds 1 Baths 180 sqm 0.18 ha

This renovated farm of 180m2 of living space, entirely on one level, is located just 5 minutes from the town center of Montauban. In a sought-after residential area to the east of the city, a long country...

At a Glance

Reference	MFH-EAT5604	Near to	Toulouse	Price	€358,000
Bed	3	Bath	1	Hab.Space	180 sqm
Land	0.18 ha	Pool	No	Land Tax	N/A

Property Description

This renovated farm of 180m2 of living space, entirely on one level, is located just 5 minutes from the town center of Montauban. In a sought-after residential area to the east of the city, a long country lane denotes and leads us to this island of greenery, on which this charming and comfortable house is located. To be more precise, it is an old barn and its living area which were completely restored a few years ago. The optimization work necessary for comfort and energy savings is very recent. (Heat pump with underfloor heating, aluminum frames, attic insulation). 3 distinct parts which offer great ergonomics! Indeed, the large entrance

hall, located in the middle of the house, leads on its right to the bright 55m² living room where the imposing open fireplace takes pride of place. A very beautiful and authentic workshop-style glass roof creates a separation from the kitchen. The light coming from the windows and French doors in the living room and the kitchen is thus preserved. A first bedroom of approximately 20m², its storage space and its bathroom/wc complete this space. The sleeping area on the other side of the entrance hall is made up of 2 bedrooms of 11 and 16m². A bathroom and a toilet complete this space. Adjoining the house and accessible from the laundry room, there are no less than 125m² of garages, which offer 3 covered and closed parking spaces, as well as an imposing storage space. You're sure to fall in love with this charming renovation which will only require a slight refresh to express its full potential. 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 EUR1,330 and EUR1,830. Information on the risks to which this property is exposed is available on the G orisks website

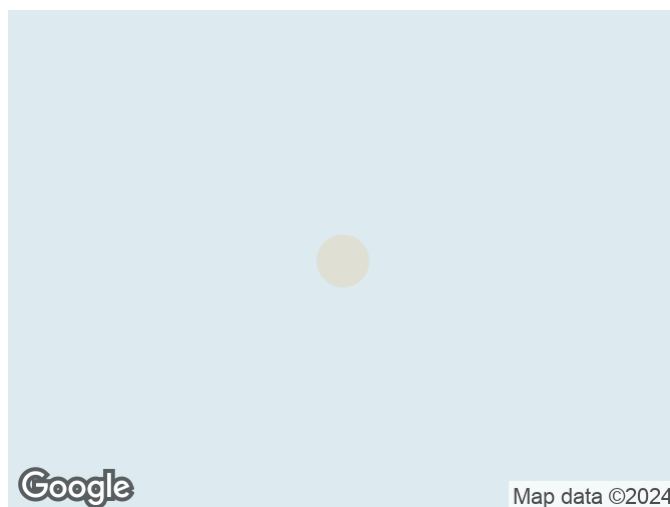
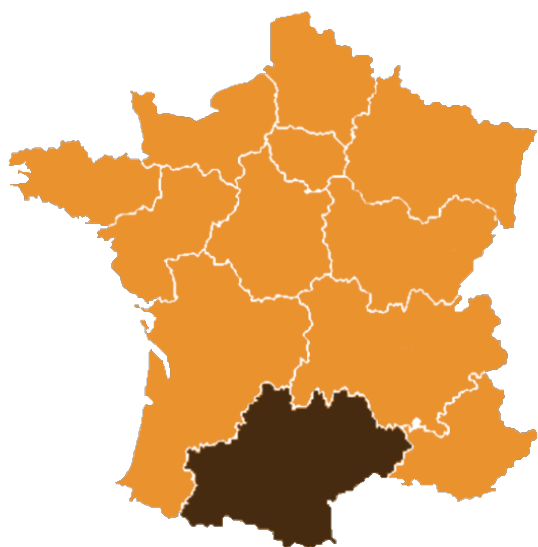
Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€358,000

Key Information

Internal Area:	180 sqm
Land Area:	0.18 ha
Has a Garden	Yes

Location: Occitanie



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