

[Click to view MFH-EAT6827](#)

Architect-designed house with swimming pool and exceptional view

Tarn-et-Garonne , Occitanie



€699,000

inc. of agency fees

5 Beds 1 Baths 212 sqm 1.68 ha

Nestled on the hillsides with a breathtaking view, this architect-designed house of approximately 212 sqm lives up to its exceptional location. Its various terraces and large bay windows opening onto...

At a Glance

Reference	MFH-EAT6827	Near to	Toulouse	Price	€699,000
Bed	5	Bath	1	Hab.Space	212 sqm
Land	1.68 ha	Pool	Yes	Land Tax	N/A

Property Description

Nestled on the hillsides with a breathtaking view, this architect-designed house of approximately 212 sqm lives up to its exceptional location. Its various terraces and large bay windows opening onto this superb panorama give very good sensations. The entrance opens onto a living room that can be bypassed by its central staircase, passing from one space to another in complete fluidity. The living room, very bright, has a

fireplace, and communicates with the dining room, from which one accesses a first terrace. An office, convertible into a bedroom, embellishes this corner. In the extension, the kitchen with 16/9 glazing offers a magical view, and benefits from beautiful spaces and a sheltered terrace, equipped with a built barbecue. Opposite the kitchen, the pantry provides the necessary storage, and the laundry room that follows, also provides others. On one level, there are three bedrooms, including two master suites and a family suite. The first has an open mezzanine, the second has a closed mezzanine with a second attic bedroom, and the third has a dressing room. Each has a shower room and a toilet, and can be made independent to create guest rooms. Return to the central staircase, which leads upstairs to a master suite, composed of a bedroom with balcony, a bathroom with toilet, and a separate dressing room. In the basement, a double garage, with spaces for storage and the technical parts of the house. On a plot of more than one hectare not buildable, nature and calm are the key words of this exceptional place. The 12-meter swimming pool and its wooden terrace complete this decor with its magnificent umbrella pines. 10 minutes from Montauban, and 4 minutes from local shops, in the heart of a village where life is good, this contemporary house benefits from a rare and unique location. ENERGY CLASS B / CLIMATE CLASS A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,185 and EUR1,603 Information on the risks to which this property is exposed is available on the Géorisques website:

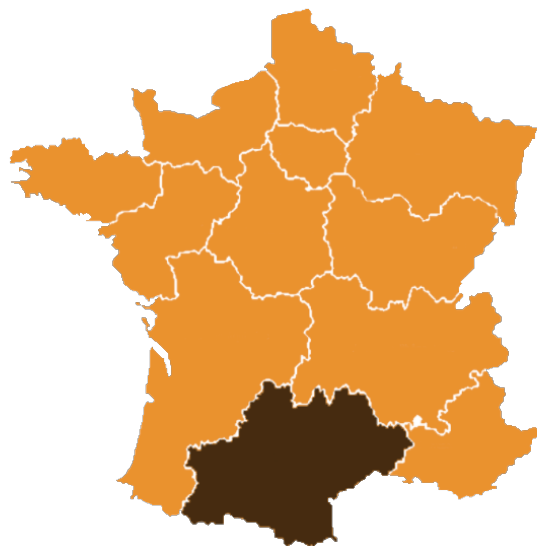
Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€699,000

Key Information

Year Built:	1988
Internal Area:	212 sqm
Land Area:	1.68 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates