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## House with infinity pool and breathtaking views

Tarn-et-Garonne , Occitanie



€590,000

inc. of agency fees

4 Beds      180 sqm      0.85 ha

Situated on the slopes of the Quercy Blanc region between Agen and Montauban, this 180 m<sup>2</sup> house is a real gem, rare and sought-after on the property market....

### At a Glance

**Reference** MFH-EAT7816

**Bed** 4

**Land** 0.85 ha

**Near to** Toulouse

**Pool** Yes

**Price** €590,000

**Hab.Space** 180 sqm

**Land Tax** N/A

### Property Description

Situated on the slopes of the Quercy Blanc region between Agen and Montauban, this 180 m<sup>2</sup> house is a real gem, rare and sought-after on the property market. Nestling in a quiet, unspoilt setting with no direct neighbours, this beautiful property stands out not only for its sober, elegant lines, but also and above all for its unusual location.

It offers exceptional panoramic views over the river Tarn and its valley. The generous grounds, with their sunny terrace and infinity pool, invite you to relax, while the meticulous features will meet the expectations of the most discerning buyers.

From the moment you enter, the charm is immediate. The house reveals a luminous interior, designed to offer its occupants a convivial and comfortable living environment. The luminous living room, the heart of the house, opens entirely onto the outside thanks to a sliding bay window that blurs the boundaries between inside and outside, creating a living space that extends out onto the terrace and swimming pool. Natural light flows in freely, accentuating the feeling of space and serenity.

The sleeping area has 3 bedrooms with generous volumes and built-in storage, perfect for welcoming family and friends. An office, also accessible from the living room, completes this living space, ideal for teleworking or managing personal affairs.

The kitchen opens onto the dining room. It is both comfortable and functional, designed for convivial moments around meals with family or friends. It also has its own access to the terrace.

This solidly-built home has a vast, semi-buried basement that is large enough to accommodate a double garage/workshop, a spacious utility room and the house's fourth bedroom, complete with its own shower room and toilet.

The outside spaces are just as attractive. The vast terrace, accessible from the living room,

offers uninterrupted views over the valley. The beautifully planted garden blends harmoniously into the surrounding landscape, creating an atmosphere conducive to relaxation and socialising. In fine weather, you can take full advantage of the swimming pool, the jewel in the crown of the property, where you can take a dip and enjoy the breathtaking panoramic views.

The calm that reigns here and the absence of direct neighbours guarantee total privacy. The orientation of the house ensures that you get plenty of sunshine throughout the day. The peaceful, natural setting that surrounds the property makes it a real haven of peace, while being close to all amenities: schools, shops and services are just a few minutes away, making daily life comfortable and practical.

This property has been carefully and solidly constructed to meet current energy performance standards, with a DPE C rating, guaranteeing controlled consumption and year-round thermal comfort. The quality of the materials used, combined with the intelligent design of the spaces, ensures a home that is both pleasant and sustainable.

Rare and atypical, this house is much more than just a place to live; it represents a real opportunity for lovers of expressive properties. It will particularly appeal to those looking for a unique setting and a serene atmosphere, while still benefiting from the finest amenities. Whether you want to live here all year round or use it as a second home, this property stands out for its unique character and privileged location, just a few minutes from all amenities.

15 minutes from the A62 motorway toll booth, exit 9

30 minutes from Montauban

60 minutes from Toulouse city centre

55 minutes from Toulouse Blagnac airport.

10 minutes from shops and schools

ENERGY CLASS: C / CLIMATE CLASS: A - Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros1,630 and euros2,240. Information on the risks to which this property is exposed is available on the Géorisques website

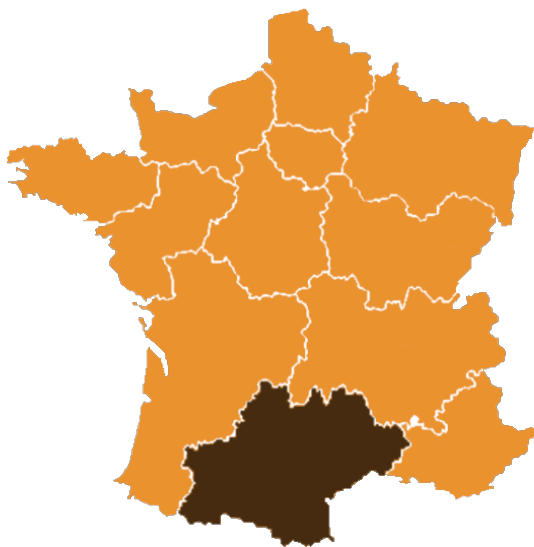
Summary

Property type:	House
Bedrooms:	4
Price	€590,000

Key Information

Year Built:	2004
Internal Area:	180 sqm
Land Area:	0.85 ha
Swimming Pool?	Yes

Location: Occitanie



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**S. and L. BROWN**



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