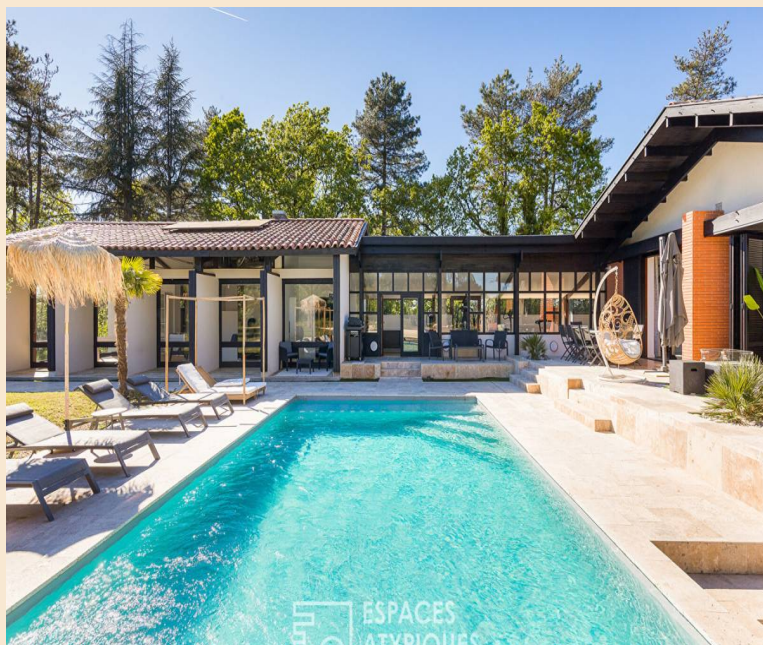


[Click to view MFH-EAT10576](#)

## Architect-designed villa with swimming pool and wooded grounds just outside...

**Tarn-et-Garonne** , **Occitanie**



**€1,385,000**

**inc. of agency fees**

**6 Beds   2 Baths   440 sqm   0.69 ha**

Just two minutes from Montauban town centre, this 1970s architect-designed villa spans 440 m<sup>2</sup> of living space, set in almost 7,000 m<sup>2</sup> of wooded grounds....

### At a Glance

**Reference** MFH-EAT10576

**Bed** 6

**Land** 0.69 ha

**Near to** Toulouse

**Bath** 2

**Pool** Yes

**Price** €1,385,000

**Hab.Space** 440 sqm

**Land Tax** N/A

### Property Description

Just two minutes from Montauban town centre, this 1970s architect-designed villa spans 440 m<sup>2</sup> of living space, set in almost 7,000 m<sup>2</sup> of wooded grounds. Recently renovated, this property combines architectural character, generous volumes and contemporary features. The property is built around a light-filled living room with an open-plan kitchen featuring a majestic central island. Large bay windows extend the space out onto the travertine terrace and swimming pool, creating a beautiful continuity between inside and outside.

The house is divided into two distinct wings. The first, which adds to the spacious living area of over 70m<sup>2</sup>, has three bedrooms, including a master suite, as well as a shower room and separate toilet. The second leads to three further bedrooms and a bathroom. Also in this wing, two large rooms, designed as reception, leisure or relaxation areas, offer uninterrupted views over the park thanks to their openness to the outside world.

An additional semi-basement space completes the ensemble. This space, with its direct access to the grounds, offers additional potential for creating an office, workshop, wine cellar or screening room...

Outside, the unoverlooked landscaped garden surrounds the house in a serene atmosphere. The swimming pool, the various terraces, the mature tree species and the wide views of the countryside enhance the intimacy of the setting. Close to schools, shops and cultural facilities, this property combines a convenient urban location with a privileged residential environment.

With an excellent energy performance rating (DPE B), this property stands out for its fluid layout, bold style and the quality of its renovation. A unique property, designed to accommodate family life as well as professional or artistic projects.

Montauban train station: 10 minutes

Toulouse Blagnac airport: 35 minutes

North toll to A20: 5 minutes

South toll to A62: 10 minutes

Town centre: 5 minutes

Rocade ring road: 1 minute

ENERGY CLASS: B / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on energy prices for 2021, 2022 and 2023: between euros2990 and euros4100. Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Julien DARPARENS - EI - RSAC number 534 445 291 - 07 87 73 80 99

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€1,385,000

Key Information

Internal Area:	440 sqm
Land Area:	0.69 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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**



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**S. and L. BROWN**



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