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Architect-designed house with swimming pool and wooded grounds - Quartier...

Tarn-et-Garonne , Occitanie



€569,000

inc. of agency fees

5 Beds 1 Baths 180 sqm 0.35 ha

Just a few minutes from Montauban city centre, in the heart of the highly sought-after residential area of Le Fau, this architect-designed house with...

At a Glance

Reference MFH-EAT11438

Bed 5

Land 0.35 ha

Near to Toulouse

Bath 1

Pool No

Price €569,000

Hab.Space 180 sqm

Land Tax N/A

Property Description

Just a few minutes from Montauban city centre, in the heart of the highly sought-after residential area of Le Fau, this architect-designed house with around 180 m² of living space sits on a magnificent, unoverlooked plot of 3500 m² planted with trees.

Designed in the 1980s to a very high standard, it combines contemporary architecture with the warmth of a family home. With its heated swimming pool, covered terraces, fireplace, large windows opening onto the garden and landscaped grounds, everything has been designed to provide a peaceful, bright and functional living environment, in constant harmony with nature. The property has an ECD of C, with ducted heating and a new heat pump for optimum thermal comfort all year round.

The interior layout of this house is organised around a generous living room, bathed in light thanks to large picture windows that invite the eye in and provide easy access to the large covered terrace and garden. The living room, punctuated by an open fireplace, offers a warm space for both relaxing and socialising. The separate fitted and equipped kitchen communicates directly with the covered terrace and adjoining pantry/laundry room, combining practicality with everyday comfort.

The house has six main rooms, cleverly laid out so that everyone has their own space. On the ground floor, the first 2 spacious bedrooms, including 1 master suite, offer rare comfort. A few steps further down, two additional rooms, which can be used as a bedroom, study or majestic dressing room, together with a bathroom, complete this first night space. This interplay of half-levels creates a unique architectural dynamic, reinforcing the impression of space while preserving the privacy of each individual.

A second suite, located on the other wing of the house, has its own shower room, wc and dressing room, as well as independent access. It could be used as a guest room, independent studio or office for a professional... This bright, newly converted room offers a wealth of possibilities.

Outside, the 3,500 m² grounds open onto carefully tended landscaped parklands, a haven of peace sheltered from view. The mature and varied vegetation gives structure to the space while preserving privacy. The heated swimming pool, nestling in the heart of this verdant setting, offers a privileged space in which to relax. The various terraces, both covered and open, allow you to enjoy every moment of the day, whatever the season, with a soothing view over the surrounding countryside. The unoverlooked garden is an ideal setting for contemplation and entertaining.

The property is located in a quiet, protected setting in a sought-after residential area of Montauban, a town of art and history with a rich heritage. Schools, local shops, sports facilities and services are just a few minutes away. The SNCF train station, A20 and A62 motorway toll booths and proximity to Toulouse make it easy to get to and from work or home, while preserving the quality of life of a home surrounded by nature.

This architect-designed house, a rarity on the market, has an appealing position: between tradition and modernity, it combines the robust charm of buildings from the 1980s with a gentle renovation that respects the spirit of its origins. Conceived as a harmonious and inspiring place to live, it will appeal to lovers of atypical properties looking for spaciousness, light and serenity. This is a great opportunity to acquire a unique property in Montauban, in a highly sought-after area where architectural elegance goes hand in hand with the art of living.

ENERGY CLASS: C / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on energy prices for the years 2021 - 2022 - 2023: between 1980 euros and 2750 euros. 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

Translated with DeepL.com (free version)

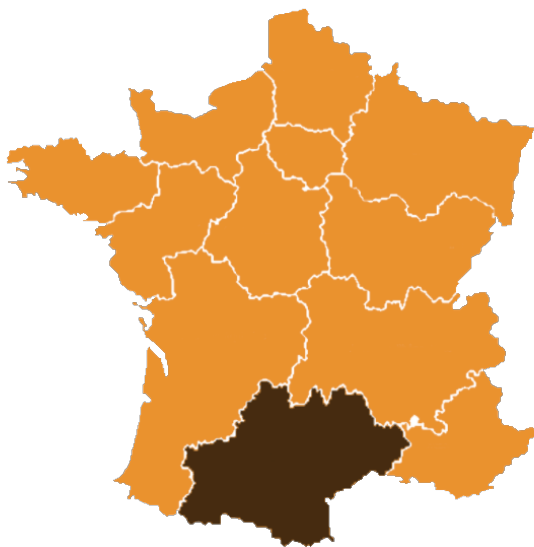
Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€569,000

Key Information

Year Built:	1984
Internal Area:	180 sqm
Land Area:	0.35 ha
Has a Garden	Yes

Location: Occitanie



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