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Farmhouse converted into a loft just a few minutes from the town centre

Tarn-et-Garonne , **Occitanie**



€780,000

inc. of agency fees

4 Beds 1 Baths 415 sqm 0.54 ha

Just a few minutes east of Montauban town centre, in unspoilt surroundings, lies this magnificent property of around 415 m², nestling in a plot of 5,400...

At a Glance

Reference MFH-EAT11643

Bed 4

Land 0.54 ha

Near to Toulouse

Bath 1

Pool No

Price €780,000

Hab.Space 415 sqm

Land Tax N/A

Property Description

Just a few minutes east of Montauban town centre, in unspoilt surroundings, lies this magnificent property of around 415 m², nestling in a plot of 5,400 m². This rare property, a former farmhouse that has been completely renovated in a loft style, subtly combines old-world charm with contemporary comforts. The property has been completely refurbished using quality materials, with a focus on aesthetics and functionality. The large volumes, light and unusual character of this home make it a unique opportunity in the sector.

The interior features a remarkable architectural composition, enhanced by impressive high ceilings and the original roof timbers. The entrance hall opens onto a spacious office area, ideal for teleworking or a creative activity. The heart of the house is a vast living room bathed in natural light, thanks to full-height bay windows that blur the boundaries between inside and outside. The cathedral ceiling enhances the feeling of space, while the sober, elegant finishes underline the loft character of the space.

The kitchen, which opens onto the living room, has been thought through to the last detail. It combines design, ergonomics and top-of-the-range equipment. It is extended by a separate pantry, perfectly integrated for optimised daily use. The ground floor also houses two bedrooms, including a master suite with en suite bathroom, a real cocoon of tranquillity. A second bedroom has its own shower room, guaranteeing comfort and privacy. There is also a laundry room, boiler room and two separate toilets on this level.

The bespoke staircase leads to the first floor, where there are three further bedrooms, offering numerous possibilities for family or business use. A 120 m² mezzanine floor for conversion opens up even more possibilities: games room, relaxation area, art studio or offices... depending on your needs and inspiration.

Outside, the property extends harmoniously into more than 5,000 m² of parkland. A large terrace of around 100 m² accompanies the large windows in the living room, inviting you to enjoy the fine weather in complete privacy. The orientation of the house and the generosity of

the windows mean that it gets plenty of sunshine throughout the day. The outdoor space is ideal for relaxation, socialising and outdoor activities, while providing a calm, protected living environment.

The immediate environment is both rural and connected, with shops, schools and facilities all less than 10 minutes away by car. Montauban, a city of art and history, offers a dynamic living environment, with its cultural facilities, schools and amenities. It is just 35 minutes from Toulouse, with fast access to major motorways and the SNCF train station.

In terms of energy performance, this house has an A-rated DPE, guaranteeing excellent energy efficiency. Underfloor heating, powered by a heat pump, ensures optimum thermal comfort in both summer and winter. The insulation, choice of materials and technical installations meet the highest standards of energy efficiency and modern comfort.

Unique and functional, this atypical house will appeal to lovers of character properties in search of volume, light and a lifestyle turned towards nature. Its meticulous renovation, flexible layout and privileged setting make it a rare property on the upmarket market. An ideal address for living, creating or entertaining in a contemporary style, out of sight but close to all amenities.

A unique property to discover for lovers of authenticity and modernity.

ENERGY CLASS: A / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on energy prices for the years 2021 - 2022 - 2023: between euros1980 and euros2750. 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

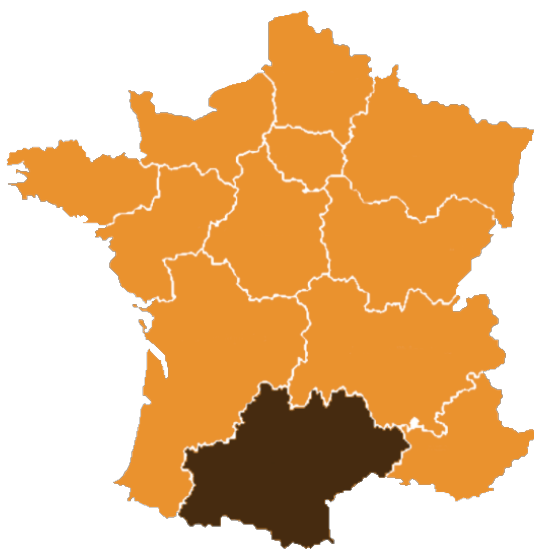
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€780,000

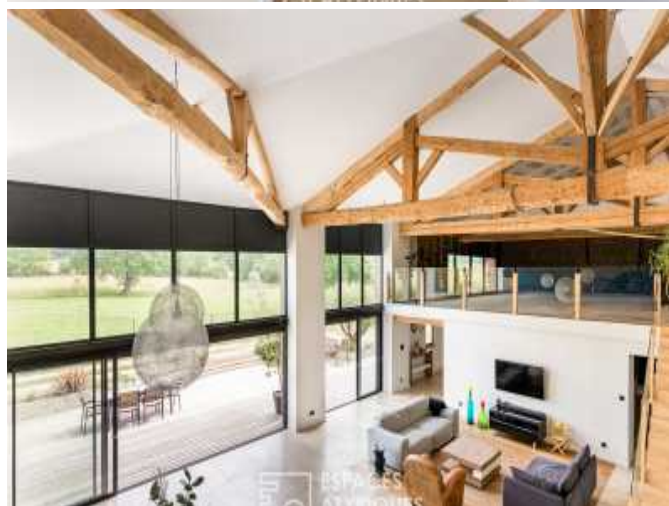
Key Information

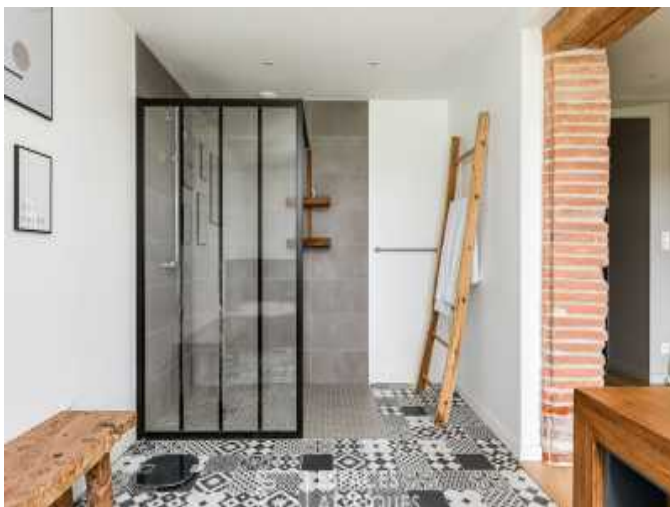
Internal Area:	415 sqm
Land Area:	0.54 ha
Has a Garden	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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