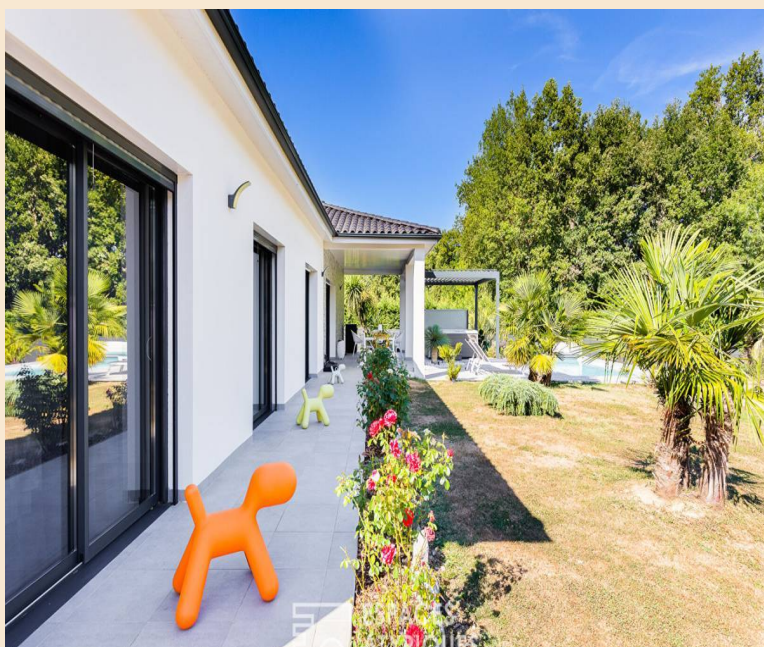


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Single-storey house with swimming pool, wood and building plot in the...

Tarn-et-Garonne , **Occitanie**



€600,000

inc. of agency fees

5 Beds 3 Baths 184 sqm 0.29 ha

Located in the Falguières district of Montauban, this single-storey house of approx. 192m² will delight those in search of a contemporary property. The...

At a Glance

Reference MFH-EAT12232

Bed 5

Land 0.29 ha

Near to Toulouse

Bath 3

Pool Yes

Price €600,000

Hab.Space 184 sqm

Land Tax N/A

Property Description

Located in the Falguières district of Montauban, this single-storey house of approx. 192m² will delight those in search of a contemporary property.

The entrance to the property is via a private road, out of sight and out of mind. The visit begins with a beautiful mineral and plant walkway featuring palm trees and Mediterranean plants.

Set on a plot of over 2,800m², the house has been cleverly positioned.

Once you're through the front door, the volumes are impressive. The same care has been taken as with the exterior.

A vast 75m² living room is extended by an open-plan kitchen designed for sharing. Large bay windows open onto the various terraces and garden, creating an indoor-outdoor feel.

A utility room and laundry complete the west wing of the living area.

On the night side, a wide corridor leads to the 5 bedrooms. 2 of them are en suite, with private shower room and dressing room. The other 3 spacious bedrooms feature fitted wardrobes and bay windows with access to the terrace.

Outside, a bioclimatic pergola allows greater enjoyment of the outdoors and varied solar gain. A swimming pool has been positioned to match the slight slope of the garden, giving it an overflowing feel. The pool area is landscaped with white pebbles, palm trees and olive trees. At the far end of the garden, a wooded area provides a pleasant vantage point.

The front of the house, the driveway, the gravelled access and the double garage with double sectional door provide ample parking for many vehicles.

The house's contemporary architecture, modern fittings and convenient location make it a real 'coup de coeur'.

At the entrance to the property, a piece of land is available for building.

Reversible ducted air conditioning

House under ten-year warranty

Montauban center 8 minutes away

Immediate access to shops, schools and transport.

ENERGY CLASS: A / CLIMATE CLASS: A.

Estimated average annual energy costs for standard use, based on 2023 energy prices:

between euros660 and euros950

Information on the risks to which this property is exposed is available on the Géorisques website

Sales agent: Louis Chevallet - EI - RSAC number 852 573 088 - 06 47 28 38 50

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€600,000

Key Information

Internal Area:	184 sqm
Land Area:	0.29 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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