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Architect-designed villa with swimming pool and pool house, at the gates...

Tarn-et-Garonne , **Occitanie**



€645,000

inc. of agency fees

4 Beds 1 Baths 200 sqm 0.39 ha

Located a few minutes from Montauban, in the town of Bressols, this house designed by DPLG architecture, develops 200sqm on 2 levels. Its plot offers 3900sqm of fully fenced land. The automatic gate opens...

At a Glance

Reference	MFH-EAT904ET	Near to	Toulouse	Price	€645,000
Bed	4	Bath	1	Hab.Space	200 sqm
Land	0.39 ha	Pool	Yes	Land Tax	N/A

Property Description

Located a few minutes from Montauban, in the town of Bressols, this house designed by DPLG architecture, develops 200sqm on 2 levels. Its plot offers 3900sqm of fully fenced land. The automatic gate opens onto a private road. Well away from the road, the resolutely modern features of this beautiful and robust building are gradually revealed. A large, perfectly designed and maintained car park offers enough space for parking

several vehicles and discreet access to the garage located at the rear of the house. This arrival is decorated with flower beds and plantations, creating different green and intimate outdoor spaces. Inside, the first part to discover is the parental space, composed of a bedroom with integrated storage, and a bathroom. By moving a little further into the entrance, the living room is revealed. It is a central and bright space, located between the semi-open kitchen, arranged around a central island, and the living room, a cocooning space par excellence. Each of these rooms has a bay window, direct access to the covered terrace, a true extension of the living room... To the spa, the swimming pool or even the Pool House. The latter is fitted out like an independent studio, with open kitchen, shower room/wc. Upstairs a large landing, or open room, now an office, serves 3 bedrooms, 2 of which have dressing rooms, as well as a bathroom. 'water. This architect-designed house, atypical in its design, is built with quality materials. The care taken in the design of the spaces around the swimming pool is impeccable. Its environment is just as... Quiet but only a few minutes from Montauban, the motorway toll or even the future LGV station. Cellar / laundry room / Garage Motorized gates Underfloor heating / Air conditioning Recent independent sanitation compliant with wells Fiber ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices of the year 2021: between 1,650 euros and 2,300 euros Information on the risks to which this property is exposed is available on the Géorisks website:

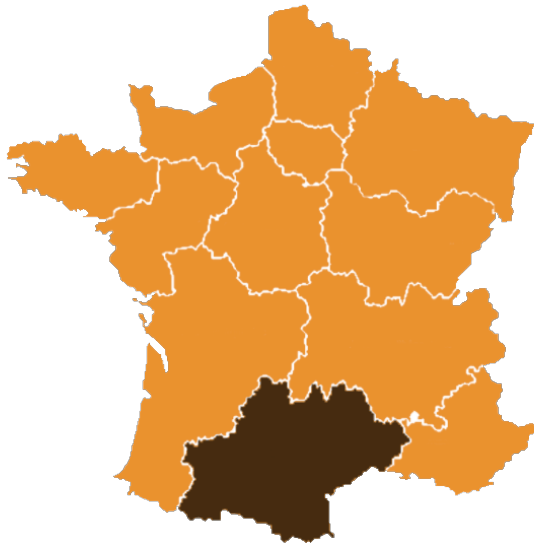
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€645,000

Key Information

Year Built:	2005
Internal Area:	200 sqm
Land Area:	0.39 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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