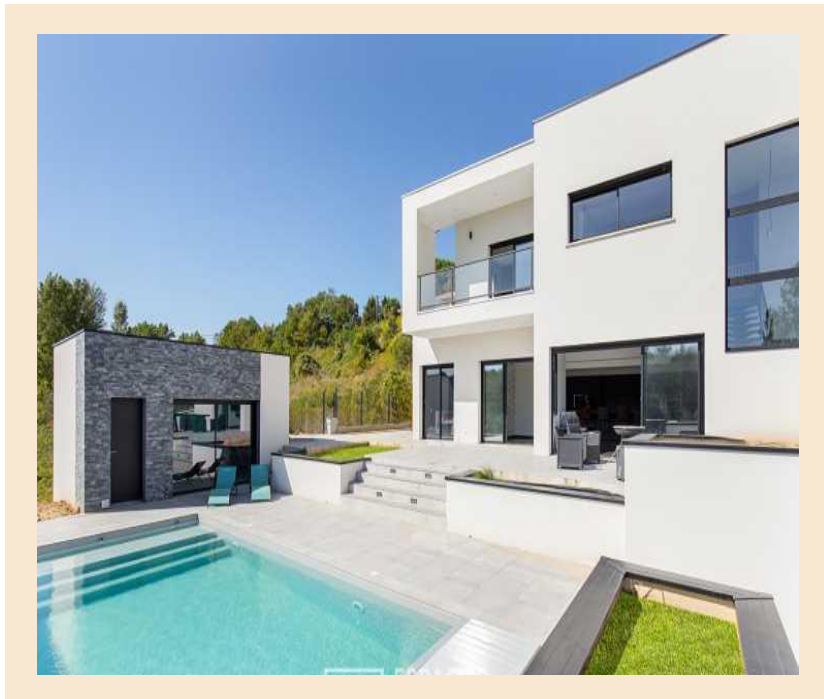


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Architect's house "2023" at the gates of Montauban

Tarn-et-Garonne , Occitanie



€850,000

inc. of agency fees

4 Beds 2 Baths 201 sqm 0.13 ha

Located in the town of Corbarieu, a few minutes from shops and services, but also from the Montauban-Toulouse axis, this contemporary house spans 200m² over 2 levels. The 3 distinct spaces which make...

At a Glance

| | | | | | |
|------------------|--------------|----------------|----------|------------------|----------|
| Reference | MFH-EAT906ET | Near to | Toulouse | Price | €850,000 |
| Bed | 4 | Bath | 2 | Hab.Space | 201 sqm |
| Land | 0.13 ha | Pool | Yes | Land Tax | N/A |

Property Description

Located in the town of Corbarieu, a few minutes from shops and services, but also from the Montauban-Toulouse axis, this contemporary house spans 200m² over 2 levels. The 3 distinct spaces which make up the ground floor offer great ergonomics to this family car with contemporary lines and technologies. The first space is made up of an entrance cloakroom, with integrated storage and a pantry/laundry room and/or

technical room. This room has independent access to/from the outside. The beautifully crafted kitchen, equipped with integrated storage and a splendid central island, is open to the living room and/or living room of 55m². The 2 large bay windows offer a very pretty view of the neighboring hill, and direct access to the large terrace, the heated swimming pool and its pool house. The master suite, obviously equipped with a bathroom and a dressing room, completes this level. This room also has direct access to the terrace. The first floor is made up of a bright and functional office/or professional space of 28m² which has its own entrance from/to the outside. The 3 beautiful bedrooms which complete this level benefit from direct access to a long balcony which offers a completely unobstructed view of the green environment and have a very beautiful bathroom. Outside, the freshly paved driveway leads easily to the 30m² garage. Some adjectives to remember! *DPE A/A *House built in 2023 *Exterior insulation *Reversible ducted *Virtual battery self-consumption solar panels *Heated swimming pool with roller shutter Montauban: 5 minutes Toulouse (airport): 35 minutes ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 1,470 euros and 2,050 euros Information on the risks to which this property is exposed is available on the Georisks website:

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 2 |
| Price | €850,000 |

Key Information

| | |
|--------------------|---------|
| Year Built: | 2021 |
| Internal Area: | 201 sqm |
| Land Area: | 0.13 ha |
| Property Features: | |
| • Balcony: 2 | |
| Has a Garden | Yes |
| Swimming Pool? | Yes |

Location: Occitanie



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