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## Townhouse and independent apartment between Toulouse and Montauban

Tarn-et-Garonne , Occitanie



# €545,000

inc. of agency fees

5 Beds      250 sqm      0.03 ha

Located in the heart of the village of Verdun-sur-Garonne, this charming house, with a view of the church and the town hall, is the ideal setting for family life close to all amenities. One of the first...

### At a Glance

<b>Reference</b>	MFH-EAT818ET	<b>Near to</b>	Toulouse	<b>Price</b>	€545,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the village of Verdun-sur-Garonne, this charming house, with a view of the church and the town hall, is the ideal setting for family life close to all amenities. One of the first advantages of this beautiful village house is that it has 2 accesses. A first access on the street side, and a second at the rear of the house, on the "patio" or interior courtyard side, with the significant possibility of parking a vehicle discreetly.

On the street side, the front door opens onto a pretty glass airlock, which in turn opens onto the entrance corridor and its beautiful staircase. The ground floor is firstly made up of 3 communicating living rooms. The bright kitchen, designed in a "workshop" spirit, with its small dining area and its view of the patio. The living room, its pellet insert and its pretty parquet floor, then the dining room. Open or closed spaces, communicating or independent... Your choice. A laundry area and a bathroom complete this level. The first floor is now dedicated to children with its two large bedrooms, its bathroom and a games room, which can also serve as an office, workshop or additional bedroom. This entire floor is bright, because the openings on either side open onto the quiet street of this village center and onto the interior courtyard. The second floor is reserved for parents, with an attic suite, its bathroom and its dressing room. This room offers a poetic view of the Verdun rooftops, as well as a bird's eye view of the patio and its wooden terrace. This very pleasant swimming pool patio and its terrace shaded by an olive tree, are enjoyable whatever the time of the day, for moments of relaxation and conviviality in a quiet and not overlooked area. You will just have to cross the latter to access the independent apartment. Built on 2 levels, this beautiful space will be perfect for short or long term rental, or for a liberal activity. In fact, the latter benefits from completely independent access, on the small square located at the back of the house. Ideally located and close to village amenities, on foot or by bike, this charming, intimate and bright renovation is the very definition of A FAMILY HOME. "Verdun sur Garonne" is located 35 minutes from Toulouse by car (or 25 minutes by train) / 25 minutes from Montauban (or 10 minutes by train). The Canal des Deux Mers and the Dieupentale TER station are accessible by car in 5 minutes (15 minutes by bike) ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from energy price for the year 2021: between EUR2,643 and EUR3,575. Information on the risks to which this property is exposed is available on the Géorisks website

## Summary

Property type:	House
Bedrooms:	5
Price	€545,000

## Key Information

Internal Area:	250 sqm
Land Area:	0.03 ha

## Location: Occitanie



## Gallery







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