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House with swimming pool in the heart of a park 5 minutes from the center

Tarn-et-Garonne , **Occitanie**



€598,000

inc. of agency fees

5 Beds 2 Baths 233 sqm 0.56 ha

Located in the sought-after Fau district in Montauban, located in a green setting and particularly free from nuisance, this very beautiful family house develops a little more than 230m² of living space...

At a Glance

Reference	MFH-EAT5130	Near to	Toulouse	Price	€598,000
Bed	5	Bath	2	Hab.Space	233 sqm
Land	0.56 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the sought-after Fau district in Montauban, located in a green setting and particularly free from nuisance, this very beautiful family house develops a little more than 230m² of living space on 2 levels, on a very rare plot of 5600m², surrounded by mature trees and equipped with a very beautiful 6x12m swimming pool.

The entrance, in the center of the house, leads on the right to a very pretty fitted kitchen, as well as the large living room with cathedral ceiling. The beautiful fireplace as well as the mezzanine give this space a beautiful, intimate and warm atmosphere.

The different windows, on either side of the fireplace, create very pretty green and luminous scenes. The living room opens onto the veranda. This inside-outside offers a second bright living room, inviting you to live in harmony with the garden and its swimming pool.

The sleeping area on the ground floor has 3 bedrooms, one of which has a shower room, a bathroom, 2 separate toilets and a very ergonomic and practical laundry room with direct access to the garden.

A beautiful and wide staircase leads us naturally upstairs which has a bedroom, a bathroom, a TV room, a games room, an office/library with balcony and its view on the garden and the swimming pool.

Ideally located, this very comfortable house inspires a warm, peaceful family life, but just a few minutes from all amenities.

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between euros3,000 and euros4,130

Information on the risks to which this property is exposed is available on the [Géorisks](#) website

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€598,000

Key Information

Year Built:	1972
Internal Area:	233 sqm
Land Area:	0.56 ha
Property Features:	
• Balcony: 1	
Swimming Pool?	Yes

Location: Occitanie



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