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Architect-designed villa and its grounds, just a few minutes from amenities

Tarn-et-Garonne , **Occitanie**



€480,000

inc. of agency fees

5 Beds 1 Baths 232 sqm 0.4 ha

Situated between Moissac and Castelsarrasin, this architect-designed single-storey house offers 232 m² of living space on a 4000 m² plot. The large automatic gate opens onto a beautiful, perfectly tarmac...

At a Glance

Reference	MFH-EAT877ET	Near to	Toulouse	Price	€480,000
Bed	5	Bath	1	Hab.Space	232 sqm
Land	0.4 ha	Pool	No	Land Tax	N/A

Property Description

Situated between Moissac and Castelsarrasin, this architect-designed single-storey house offers 232 m² of living space on a 4000 m² plot.

The large automatic gate opens onto a beautiful, perfectly tarmac driveway. There is easy access to the

double garage.

Brilliantly designed, this beautiful family home comprises 3 very distinct areas.

The living area:

As soon as you enter the house, the living room is captivatingly light and airy. The kitchen, no less spacious and comfortable, communicates naturally with this space.

The large picture windows open onto a spacious covered terrace, and then onto the fully enclosed grounds with their hundred-year-old oak trees.

The parents' area:

This has a bedroom (or study) as well as a master suite, with shower room and large dressing room.

An ergonomic and practical laundry room with direct access to the garden completes this space. It is also connected to the kitchen and garage.

The children's or guest area:

This has 3 bedrooms with built-in storage, a bathroom with double washbasin, shower and bath, and a separate toilet.

The design of this architect-designed house and its privileged setting make it a unique place to live.

The exterior adds to the value of this perfectly maintained property. Designed with common sense and built using quality materials, this is THE definition of a family home.

Town centre, motorway and train station less than 10 minutes away

From toll :

Toulouse: 35 minutes

Agen : 35 minutes

ENERGY CLASS: B / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros1,080 and euros1,530.

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

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€480,000

Key Information

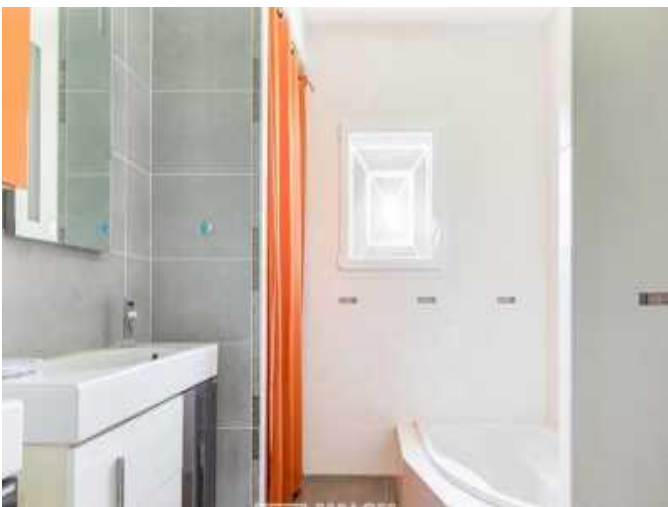
Year Built:	2006
Internal Area:	232 sqm
Land Area:	0.4 ha
Has a Garden	Yes

Location: Occitanie



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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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