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## Blissful Home with Relaxation Park on the Montauban-Toulouse Axis

Tarn-et-Garonne , Occitanie



# €670,000

inc. of agency fees

4 Beds   1 Baths   260 sqm   2.04 ha

This charming 19th-century former sheepfold has been fully renovated and offers high-end features across 260m<sup>2</sup> of living space. It is a home illuminated with charm that invites sharing and conviviality,...

### At a Glance

<b>Reference</b>	MFH-EAT7268	<b>Near to</b>	Toulouse	<b>Price</b>	€670,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	260 sqm
<b>Land</b>	2.04 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This charming 19th-century former sheepfold has been fully renovated and offers high-end features across 260m<sup>2</sup> of living space. It is a home illuminated with charm that invites sharing and conviviality, with potential for further expansion.

The ground floor boasts generous volumes, unfolding from the spacious entrance that leads to the various

areas of the house.

The magnificent 90m<sup>2</sup> living room is bathed in light through its large bay windows, offering numerous layout possibilities and a constant spectacle of the surrounding nature and breathtaking sunsets.

The adjacent kitchen, complete with a dining area, a comfortable pantry, and double access to the terrace, complements the living space perfectly.

Accessible via double doors from the living room or from the hallway of the sleeping area, the approximately 50m<sup>2</sup> master suite also enjoys a southern-facing wooded view. It features a comfortable walk-in closet and a spa-like bathroom with a picture window opening to a verdant setting. The second bedroom is also equipped with its own bathroom.

In the sleeping area, you will also find a well-appointed laundry room with access to the approximately 50m<sup>2</sup> garage.

Two twin bedrooms with their respective bathrooms constitute the upstairs area, accessible from the entrance hall.

The stroll through the park, just over 2 hectares, reveals multiple attractions: a strategically placed pool, a terrace crowned with an elegant "Eiffel-style" iron pergola, play and relaxation spots under centuries-old trees, and fruit trees.

By car:

5 minutes: Montauban-Sud toll, TER station to Toulouse, school group, small shops, local services, community and sports complex, a restaurant, an equestrian center, and a farm offering fresh local products.

15 minutes to Montauban city center.

30 minutes to Toulouse-Blagnac Airport.

This property is a true haven of peace, an atypical gem promising an unforgettable experience. It is a place where every day is an invitation to relaxation and well-being.

**ENERGY CLASS: B / CLIMATE CLASS: A** Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros1707 and euros2309. Information on the risks to which this property is exposed is available on the G orisques website:

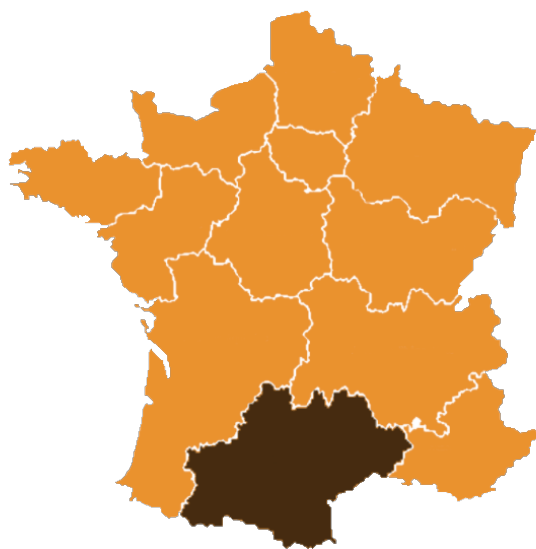
## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€670,000

## Key Information

Year Built:	1888
Internal Area:	260 sqm
Land Area:	2.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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