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Happiness house with relaxation park on the Montauban-Toulouse route

Tarn-et-Garonne , Occitanie



€670,000

inc. of agency fees

4 Beds 1 Baths 260 sqm 2.04 ha

This former 19th century sheepfold has been completely renovated to a very high standard and offers 260 m² of living space. This charmingly illuminated house has plenty of room for expansion and invites...

At a Glance

Reference MFH-EAT7268
Bed 4
Land 2.04 ha

Near to Toulouse
Bath 1
Pool Yes

Price €670,000
Hab.Space 260 sqm
Land Tax N/A

Property Description

This former 19th century sheepfold has been completely renovated to a very high standard and offers 260 m² of living space.

This charmingly illuminated house has plenty of room for expansion and invites you to share and enjoy its many amenities.

The ground floor boasts generous volumes and unfolds from the spacious entrance hall that leads to the different areas of the house.

The majestic living room of around 90m² is flooded with light thanks to its large picture windows. It offers a wealth of design possibilities, as well as a permanent view of the surrounding countryside and the sumptuous sunsets.

The kitchen is adjacent to the living room and has its own dining area, a comfortable scullery and double access to the terrace.

Accessed via a double door from the living room, or from the corridor in the night space, the master suite of around 50m² also enjoys a wooded, south-facing view. It features a comfortable dressing room and a whirlpool bathroom with a French window that projects a green frame.

The second bedroom also has its own shower room.

Still in the night area, it's easy to get to the fitted utility room. This gives access to the garage of around 50m².

Two twin bedrooms, each with its own shower room, make up the first floor, which can be accessed from the entrance hall.

A stroll through the grounds of just over 2 hectares has a number of attractions. A cleverly exposed swimming pool. A terrace topped by an elegant Eiffel-style iron pergola. Play and relaxation areas under two-hundred-year-old trees and fruit trees.

By car:

5 minutes by car: Montauban-Sud tollbooth, TER train station towards Toulouse, school complex, small shops, local services, community and sports complex, a restaurant, a riding school, and a farm selling fresh local produce.

15 minutes from Montauban town centre

30 minutes from Toulouse-Blagnac airport.

This property is a haven of peace. An unusual property that promises an unforgettable experience. 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 Géorisques website

Sales agent: Aude RUFFIN - EI - RSAC number 801 802 364 - 06 47 07 33 89

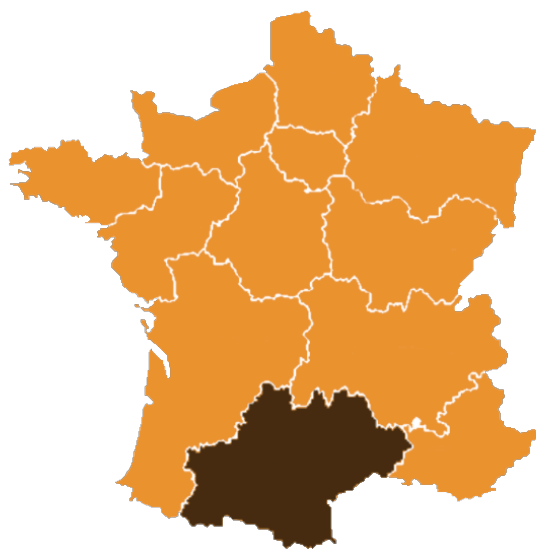
Summary

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



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