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## 18th Century House With Swimming Pool Less Than 10 Minutes From The City...

Tarn-et-Garonne , Occitanie



# €595,000

inc. of agency fees

5 Beds   2 Baths   350 sqm   0.33 ha

A mansion of character, this old 18th century farmhouse has been elegantly restored. Its large spaces and volumes are conducive to making it a pleasant family home a few minutes from the city center....

### At a Glance

<b>Reference</b>	MFH-EAT7518	<b>Near to</b>	Toulouse	<b>Price</b>	€595,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	350 sqm
<b>Land</b>	0.33 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A mansion of character, this old 18th century farmhouse has been elegantly restored. Its large spaces and volumes are conducive to making it a pleasant family home a few minutes from the city center. In a calm and bucolic environment, its park of more than 3000sqm entirely fenced accommodates a magnificent swimming pool with its travertine terrace. A shaded pool house has a summer kitchen with its wooden terrace in the old

pigsty. The old stable can accommodate a workshop, a closed garage, a wine cellar, and an attic with additional potential. In the building, an entrance opens onto a corridor which allows you to go around the house and which serves the living area. On the ground floor there is a bedroom, a dressing room, a gym, a double living room with fireplace, a kitchen with its dining area, a bathroom, a toilet, and a laundry room. Upstairs, the landing accommodates an office, then a games room and a master suite with a shower room with toilet. A corridor serves three more bedrooms, one of which is adjoining, and a large bathroom with toilet. On the garden side, a 50sqm courtyard provides additional leisure or parking spaces for vehicles. A small stream that runs at the bottom of the property and a well provide the water needed to keep the park green. ENERGY CLASS D / CLIMATE CLASS D Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR3,230 and EUR4,430 Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€595,000

## Key Information

Internal Area:	350 sqm
Land Area:	0.33 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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