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## House with Spa and view of the hillsides

Tarn-et-Garonne , Occitanie



**€530,000**

inc. of agency fees

3 Beds      240 sqm      0.56 ha

10 minutes from Montauban, nestled on the hillsides, this house of approximately 240 sqm offers a life with an exceptional panorama every day. On its wooden terrace or under its Balinese pergola, its...

### At a Glance

**Reference** MFH-EAT7091

**Bed** 3

**Land** 0.56 ha

**Near to** Toulouse

**Pool** No

**Price** €530,000

**Hab.Space** 240 sqm

**Land Tax** N/A

### Property Description

10 minutes from Montauban, nestled on the hillsides, this house of approximately 240 sqm offers a life with an exceptional panorama every day. On its wooden terrace or under its Balinese pergola, its Spa with jacuzzi and counter-current swimming brings this house optimum charm and comfort. Benefiting from excellent thermal insulation, double aluminum glazing and solar panels, its wood stove ensures controlled energy consumption. With two entrances, in the lower part and in the upper part, the possibility of creating two dwellings is quite possible. The upper entrance opens onto a living room with a lounge, a kitchen and an

office. A 30sqm veranda provides additional spaces and a completely unobstructed view. The night side contains a bedroom, a large bathroom with sauna, and a toilet. The ground floor part, communicating with the upper part of the house, has an entrance, a living room adjoining another veranda, two bedrooms, a bathroom with toilet, and a laundry room. This part of the house can be fitted out and organized according to the desired project. The exterior parts benefit from a closed garage of more than 60sqm, a carport for two cars, and several terraces. Part of the land is also buildable. An automated gate opens onto the lower part of the land with its asphalt and gravel driveway, and goes around the house to another entrance with another gate, making two accesses possible. ENERGY CLASS D / CLIMATE CLASS B Estimated average amount of annual energy expenditure for standard use: between EUR1,550 and EUR2,160. Average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) Information on the risks to which this property is exposed is available on the Géorisques website:

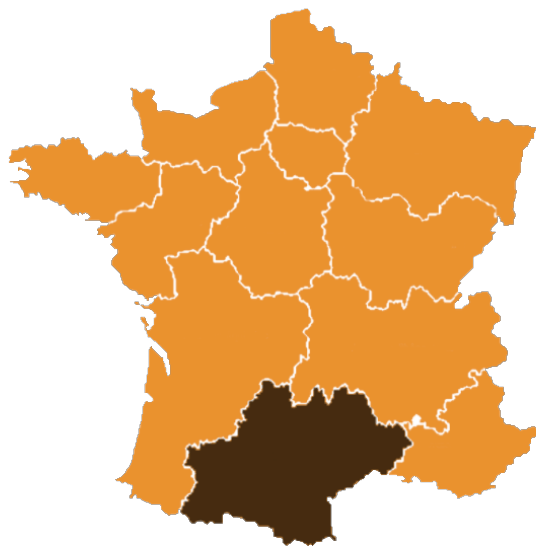
## Summary

Property type:	House
Bedrooms:	3
Price	€530,000

## Key Information

Internal Area:	240 sqm
Land Area:	0.56 ha
Has a Garden	Yes

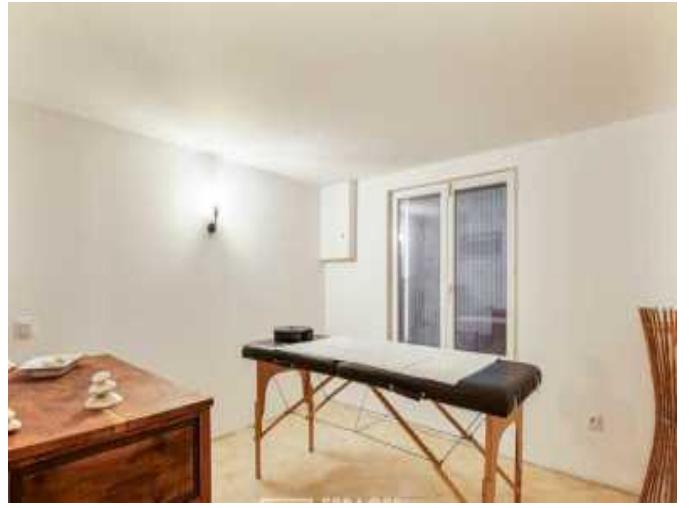
## Location: Occitanie



## Gallery







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