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## Architect-designed house with swimming pool and exceptional view

Tarn-et-Garonne , Occitanie



# €699,000

inc. of agency fees

5 Beds    1 Baths    212 sqm    1.68 ha

Nestled on the hillsides with a breathtaking view, this architect-designed house of approximately 212 sqm lives up to its exceptional location. Its various terraces and large bay windows opening onto...

### At a Glance

<b>Reference</b>	MFH-EAT6827	<b>Near to</b>	Toulouse	<b>Price</b>	€699,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	212 sqm
<b>Land</b>	1.68 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled on the hillsides with a breathtaking view, this architect-designed house of approximately 212 sqm lives up to its exceptional location. Its various terraces and large bay windows opening onto this superb panorama give very good sensations. The entrance opens onto a living room that can be bypassed by its central staircase, passing from one space to another in complete fluidity. The living room, very bright, has a

fireplace, and communicates with the dining room, from which one accesses a first terrace. An office, convertible into a bedroom, embellishes this corner. In the extension, the kitchen with 16/9 glazing offers a magical view, and benefits from beautiful spaces and a sheltered terrace, equipped with a built barbecue. Opposite the kitchen, the pantry provides the necessary storage, and the laundry room that follows, also provides others. On one level, there are three bedrooms, including two master suites and a family suite. The first has an open mezzanine, the second has a closed mezzanine with a second attic bedroom, and the third has a dressing room. Each has a shower room and a toilet, and can be made independent to create guest rooms. Return to the central staircase, which leads upstairs to a master suite, composed of a bedroom with balcony, a bathroom with toilet, and a separate dressing room. In the basement, a double garage, with spaces for storage and the technical parts of the house. On a plot of more than one hectare not buildable, nature and calm are the key words of this exceptional place. The 12-meter swimming pool and its wooden terrace complete this decor with its magnificent umbrella pines. 10 minutes from Montauban, and 4 minutes from local shops, in the heart of a village where life is good, this contemporary house benefits from a rare and unique location. ENERGY CLASS B / CLIMATE CLASS A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,185 and EUR1,603 Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€699,000

## Key Information

Year Built:	1988
Internal Area:	212 sqm
Land Area:	1.68 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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