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## Contemporary with swimming pool and garage close to the city center

Tarn-et-Garonne , Occitanie



# €540,000

inc. of agency fees

3 Beds   1 Baths   199 sqm   0.02 ha

With beautiful volumes, this contemporary house of approximately 199 sqm seduces with its originality and singularity, a stone's throw from the city center. Its outdoor patio, decorated with a wooden...

### At a Glance

<b>Reference</b>	MFH-EAT7821	<b>Near to</b>	Toulouse	<b>Price</b>	€540,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	199 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

With beautiful volumes, this contemporary house of approximately 199 sqm seduces with its originality and singularity, a stone's throw from the city center. Its outdoor patio, decorated with a wooden terrace and a swimming pool, provides a magnificent relaxation area and is positioned as the heart of this house. The facade accommodates a double garage with automated doors and an airlock, which secures access to the

house. The front door opens onto a corridor with cupboards and a toilet, and gives access to the living room bathed in light thanks to its skylights and bay windows. The charm is immediately apparent with this magnificent polished concrete floor, this staircase and these raw metal beams. The open kitchen, from a major brand, has a pantry-laundry room and a second access to the garage. The staircase leads us to two mezzanine spaces that can be suitable for an office area, or for another use. Upstairs, two bedrooms, each 18sqm, with sloping ceilings, have built-in cupboards and a shower room located between the two rooms. Back on the ground floor, where a corridor runs along the patio and leads to a TV room, a storage room, terrace access, a toilet, and a shower room. Another staircase leads us to the 25sqm master suite, located in the other wing of the house, and with a shower, a bathtub and plenty of storage space. In excellent condition, this recent house benefits from high-end services, a high-performance heating system and thermal insulation. Double garage / Underfloor heating and radiators upstairs / Recent renovation / 2m x 5m swimming pool / 35 sqm terrace ENERGY CLASS C / CLIMATE CLASS C Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR1,010 and EUR1,440 Information on the risks to which this property is exposed is available on the Géorisques website: Eric Liégard Sales agent RSAC 509 899 605 Montauban Tel: 07 78 35 13 69

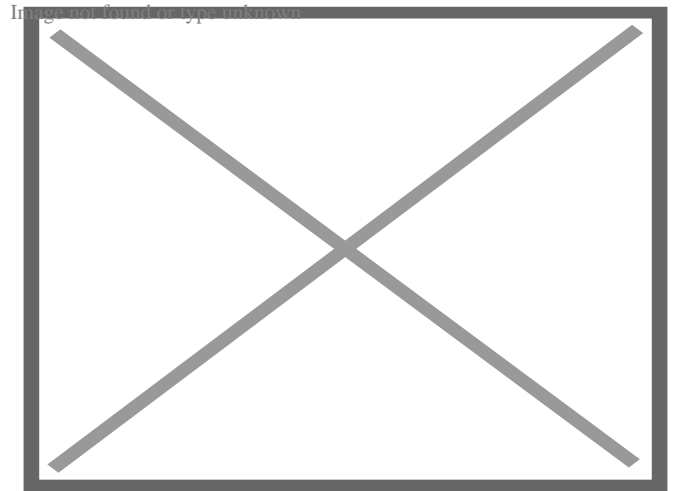
## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€540,000

## Key Information

Year Built:	2016
Internal Area:	199 sqm
Land Area:	0.02 ha
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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