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## Architect-designed villa with park and swimming pool close to the city...

**Tarn-et-Garonne** , **Occitanie**



# €645,000

inc. of agency fees

5 Beds   1 Baths   260 sqm   0.87 ha

Located in Montauban, Saint Martial district, this architect-designed villa covers 260m<sup>2</sup> on one level on a plot of approximately 8,700m<sup>2</sup>. The large automatic gate opens onto a beautiful driveway which...

### At a Glance

<b>Reference</b>	MFH-EAT8222	<b>Near to</b>	Toulouse	<b>Price</b>	€645,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	260 sqm
<b>Land</b>	0.87 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in Montauban, Saint Martial district, this architect-designed villa covers 260m<sup>2</sup> on one level on a plot of approximately 8,700m<sup>2</sup>. The large automatic gate opens onto a beautiful driveway which reveals a vast wooded park, perfectly maintained and completely fenced. The outdoor parking and the double garage can accommodate several vehicles. Once through the entrance, the double living room seduces with its

brightness and generous volumes. The kitchen and its utility room, no less spacious and comfortable, communicate naturally with this space. The large bay windows in the living room illuminate the vast room from all sides. These open onto the park, onto a perfectly exposed veranda, and onto a spacious covered terrace which opens onto a very beautiful, unique swimming pool and a spa area. From the day area, a door opens onto the long corridor which first serves an office, then 2 beautiful bedrooms with built-in storage which share a bathroom. The master suite, its fitted dressing room and its bathroom complete this space. Still from the day area, another door opens onto a new space, made up of a bedroom, a pantry-laundry room, a separate toilet, a dressing room. It is from this space that we access the garage. A surprise to end the visit: A bathroom with bathtub and Hamman. This architect's residence, by its design, its quality equipment, its privileged environment, constitutes a unique place to live. The exterior contributes to the value of this perfectly maintained property. Designed with common sense, built with quality materials, it is THE definition of a family home. Ring road access: 3 minutes City center: 5 minutes Toll to Paris: 5 minutes Toll to Toulouse: 10 minutes ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from prices of energy for the year 2021: between EUR1,870 and EUR2,590 Information on the risks to which this property is exposed is available on the Géorisks website

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€645,000

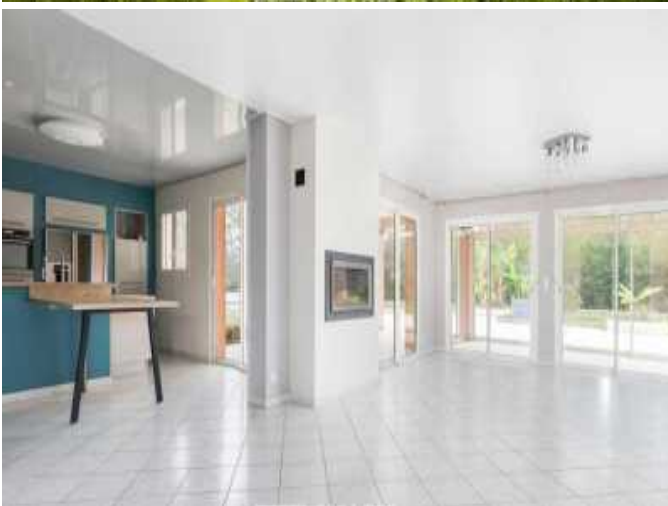
## Key Information

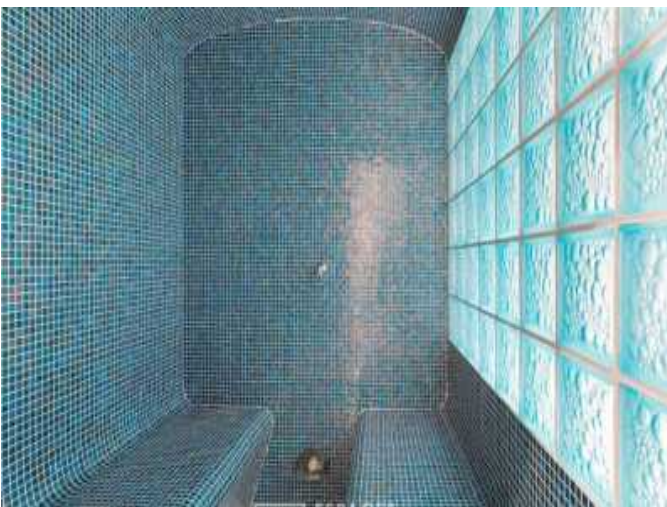
Year Built:	2001
Internal Area:	260 sqm
Land Area:	0.87 ha
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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