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## Charming renovated farmhouse 20 minutes from Montauban

Tarn-et-Garonne , Occitanie



# €570,000

inc. of agency fees

3 Beds   1 Baths   180 sqm   1.55 ha

Set on the edge of more than a hectare of wooded, fully fenced parklands, this farmhouse from the past has been reborn, transformed by a meticulous renovation...

### At a Glance

<b>Reference</b>	MFH-EAT8520	<b>Near to</b>	Toulouse	<b>Price</b>	€570,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	180 sqm
<b>Land</b>	1.55 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Set on the edge of more than a hectare of wooded, fully fenced parklands, this farmhouse from the past has been reborn, transformed by a meticulous renovation that has preserved its soul while enhancing it with modern comforts.

With around 180 m<sup>2</sup> of living space, this exceptional property comprises 7 main rooms, a swimming pool, a covered terrace and a separate studio apartment, all set in unspoilt surroundings close to all amenities. Rated DPE C, this property offers excellent energy efficiency.

From the moment you enter this character house, you'll be seduced by its light and generous volumes. The 40 m<sup>2</sup> living room, with its functional wood-burning stove, is an inviting space, opening onto a covered terrace that extends the interior space outwards.

The fitted kitchen combines practicality and elegance, with an adjoining pantry/laundry room for maximum storage space. A cosy dining room with a beautiful open fireplace completes this ideal space.

On the ground floor, the house also features a master bedroom with en suite bathroom and plenty of storage space, allowing you to live on one level.

Upstairs, a landing leads to a number of areas: a study area, a cosy bedroom, a bathroom and an open-plan space that could be converted into a study or games room as required. A large attic bedroom with a floor area of 20 m<sup>2</sup> and plenty of storage space completes this level, making it ideal for a family.

The features of this house reflect a real attention to detail. Central heating via a heat pump ensures optimum thermal comfort while keeping energy costs under control. The double-glazed windows with wooden frames and mosquito netting add to the insulation, while offering uninterrupted views over the surrounding countryside, with optimal orientation.

The independent studio is an undeniable asset. Air-conditioned and fitted with modern joinery (tilt-and-turn double glazing, roller shutters), it has its own shower room with WC, as well as a private terrace. A kitchenette can also be fitted, making this an ideal option for welcoming family and friends or considering a seasonal rental.

Last but not least, the immediate surroundings of this renovated farmhouse are a real asset. Located just 20 minutes from Montauban, it combines the pleasures of the countryside with the proximity of urban amenities. Schools, shops and services are just a few kilometres away, offering a remarkable quality of life without compromise.

This rare property on the market will win you over with its unique character and meticulous finish. With the quality of its renovation, its many living spaces and its exceptional grounds, this house is ideal for those looking for a peaceful, refined lifestyle, yet close to all amenities. A rare opportunity... not to be missed.

**ENERGY CLASS: C / CLIMATE CLASS: A**

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros2,140 and euros2,930. Information on the risks to which this property is exposed is available on the Géorisques website

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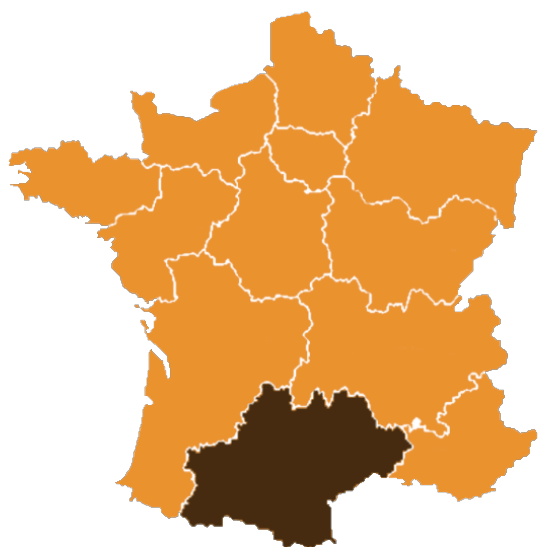
## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€570,000

## Key Information

Internal Area:	180 sqm
Land Area:	1.55 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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