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## A haven of peace with 3 houses around a swimming pool on the border of...

**Tarn-et-Garonne , Occitanie**



# €640,000

inc. of agency fees

7 Beds   1 Baths   302 sqm   0.29 ha

This unique property is set in almost 3,000 m<sup>2</sup> of grounds. Three separate houses, surrounding a central swimming pool, with outbuildings and landscaped gardens. You can welcome guests while preserving...

### At a Glance

<b>Reference</b>	MFH-EAT7490	<b>Near to</b>	Toulouse	<b>Price</b>	€640,000
<b>Bed</b>	7	<b>Bath</b>	1	<b>Hab.Space</b>	302 sqm
<b>Land</b>	0.29 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This unique property is set in almost 3,000 m<sup>2</sup> of grounds. Three separate houses, surrounding a central swimming pool, with outbuildings and landscaped gardens.

You can welcome guests while preserving your private space, with a separate entrance for each house. This property is an oasis of originality and assets, with 302 m<sup>2</sup> of living space in total.

The first house (102 m<sup>2</sup>) has a kitchen opening onto a living room with a pellet stove. This bright living room opens onto the terrace and overlooks the swimming pool. Solar panels supplement this house.

The sleeping area comprises 4 bedrooms, two of which have direct access to the garden so you can enjoy the outdoors as soon as you wake up. A shower room and a study complete this first house.

The second house has been designed for entertaining. Ideal for convivial gatherings. With a total surface area of 85m<sup>2</sup>, it has a kitchen and a lounge/dining room with a wood-burning stove, creating a cosy atmosphere in winter.

The entrance hall can easily be converted into a bedroom. Access to this house is also via the terrace adjoining the swimming pool.

A second independent part of this house, accessible from the terrace, is a studio apartment. Or it could be used as a workspace, or an office for a liberal profession, for example.

The third house, measuring 115 m<sup>2</sup>, boasts a large, bright, oriental-style living room. It has 2 bedrooms. One on the ground floor has its own shower room and direct access to the outside, with views of the arches and exotic garden.

The second, on the mezzanine, has a generous surface area, a balustraded balcony and a full bathroom. Although this house does not have a kitchen, it can be fitted out to suit your wishes and plans.

The charm of this property is expressed through the three houses that form a ring around the swimming pool, which is the focal point of the entire property.

A nearby outbuilding houses the pool equipment room, a kitchen and a shower. A second outbuilding, measuring around ten square metres, can be used as you wish: additional storage space, a greenhouse for lovers of exotic plants, a conservatory and so much more.

These two outbuildings provide extra comfort for making the most of summer days.

This property is fully fenced and also has a paddock that can accommodate animals. There is also a garage with an attached shed.

The fruit trees and flower beds add a touch of nature and serenity.

Situated in the small village of Fabas, just 30 minutes from Toulouse and Montauban, this unusual property combines the peace and quiet of the countryside with the region's most sought-after road! Each house, with its independence, fits perfectly into a harmonious whole, offering both privacy and conviviality. Whether you're looking for a main residence, a holiday home or a rental investment, this is the opportunity for you!

You're just :

- 12 minutes from Dieupentale and Grisolles liO stations
- 15 minutes from Verdun-sur-Garonne
- 15 minutes from Villemur-sur-Tarn
- 20 minutes from Grenade
- 25 minutes from Montauban town centre

- 35 minutes from Toulouse-Blagnac airport

. ENERGY CLASS for house 1 (102m<sup>2</sup>): C / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on energy prices in 2021: between euros880 and euros1260. Information on the risks to which this property is exposed is available on the Géorisques website

. ENERGY CLASS for house 2 (85m<sup>2</sup>): D / CLIMATE CLASS: B

Estimated average annual energy costs for standard use, based on energy prices in 2021: between euros940 and euros1,330. Information on the risks to which this property is exposed is available on the Géorisques website

. ENERGY CLASS for house 3 (115m<sup>2</sup>): B / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on energy prices in 2021: between euros520 and euros780. Information on the risks to which this property is exposed is available on the Géorisques website

This property is not co-owned.

Sales agent: Aude RUFFIN - EI - RSAC number 801 802 364 - 06 47 07 33 89

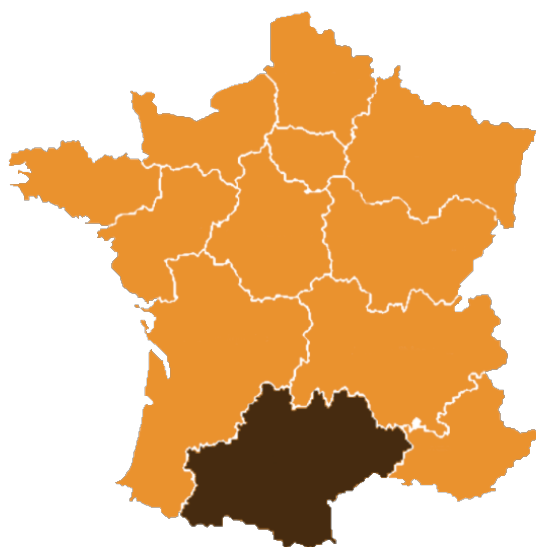
## Summary

Property type:	House
Bedrooms:	7
Bathrooms	1
Price	€640,000

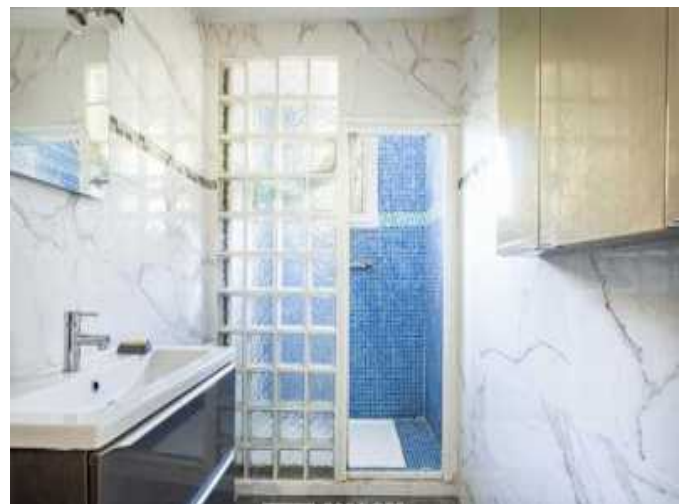
## Key Information

Internal Area:	302 sqm
Land Area:	0.29 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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