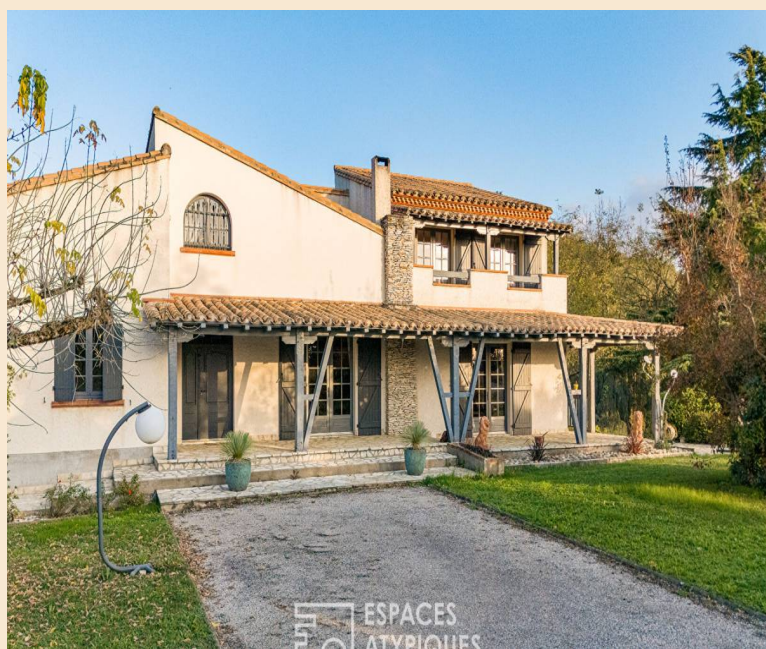


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House with full basement and swimming pool at the city gates

Tarn-et-Garonne , Occitanie



€540,000

inc. of agency fees

6 Beds 2 Baths 240 sqm 0.47 ha

This house, of approximately 240sqm, was built with quality materials and benefits from a pioneering heating system for its time. Indeed, a reversible...

At a Glance

Reference	MFH-EATEA1-8533	Near to	Toulouse	Price	€540,000
Bed	6	Bath	2	Hab.Space	240 sqm
Land	0.47 ha	Pool	Yes	Land Tax	N/A

Property Description

This house, of approximately 240sqm, was built with quality materials and benefits from a pioneering heating system for its time. Indeed, a reversible heat pump installed in a duct diffuses through the floor and ceiling, and ensures undeniable comfort. The noble materials used such as oak for the windows, chestnut for the interior doors, or elm for the staircase testify to the care taken in its construction. The entrance hall serves

an office, and opens onto a large living room with a closed fireplace. The kitchen, fully equipped and adjoining the dining room, benefits from a covered terrace with a plancha corner. A corridor serves two bedrooms each with a balcony, one of which has a connecting shower room. A bathroom, a toilet and a dressing room complete this ground floor. Upstairs, a mezzanine leads to two attic rooms that can be used as an office or bedroom. A corridor leads to a bathroom with toilet, and two more bedrooms with a balcony. The basement, representing the entire surface area of the house, has enormous potential and has a double garage, a workshop, an adjoining kitchen, and generous storage spaces. The 13 x 6 swimming pool, built in the shape of a bean, fits perfectly into this park of more than 4000 sqm, surrounded by vegetation and a clear view of the surrounding non-constructible meadows. Close to amenities / Full basement / Double garage / Integrated watering / Reversible air-air heat pump / Micro station / ENERGY CLASS D / CLIMATE CLASS B
Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,970 and EUR4,080 Information on the risks to which this property is exposed is available on the Géorisques website: Eric Liégard Sales agent 509 899 605 RSAC Montauban Tel: 07 78 35 13 69

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€540,000

Key Information

Year Built:	1980
Internal Area:	240 sqm
Land Area:	0.47 ha
Property Features:	
• Balcony: 2	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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