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## Attractive detached house with swimming pool and outbuilding on 3882m<sup>2</sup>...

Montbrun-Bocage , Haute-Garonne , Occitanie



# €345,900

inc. of agency fees

4 Beds      131 sqm      0.39 ha

Pretty detached house 131m<sup>2</sup> with swimming pool and garage on a plot of 3882m<sup>2</sup>. Living room 43.2m<sup>2</sup>, open plan kitchen 11.5m<sup>2</sup>,...

### At a Glance

<b>Reference</b>	MFH-MPHG02363	<b>Near to</b>	Montbrun-Bocage	<b>Price</b>	€345,900
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	131 sqm
<b>Land</b>	0.39 ha			<b>Land Tax</b>	N/A

### Property Description

Pretty detached house 131m<sup>2</sup> with swimming pool and garage on a plot of 3882m<sup>2</sup>.

Living room 43.2m<sup>2</sup>, open plan kitchen 11.5m<sup>2</sup>, pantry 5m<sup>2</sup>, 4 bedrooms 13m<sup>2</sup>, 11.2m<sup>2</sup>, 10m<sup>2</sup> and 9.6m<sup>2</sup>, shower room 6.3m<sup>2</sup>, wc.

Room 21.3m<sup>2</sup> with potential for sports room/study/bedroom - Workshop 31m<sup>2</sup> - Garden shed - Secure

saltwater swimming pool (2008 liner) - Automatic watering system.

Completed in 2005, this house has an efficient pellet stove installed in 2021, double glazing, roller shutters, roof in good condition and insulated in 2021, insulated walls, septic tank from 2003.

The garden is located in a flood zone.

Everything has been tastefully thought out to make this a warm and comfortable home.

Situated on the outskirts of the village of Montbrun Bocage, famous for its market, this pretty house is just waiting for you

Toulouse is 1 hour away, Montesquieu Volvestre 15 minutes and Saint Girons 30 minutes.

## Summary

Property type:	House
Bedrooms:	4
Price	€345,900

## Key Information

Internal Area:	131 sqm
Land Area:	0.39 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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