



Ref : 8955NDC

**Nice Bourgeois house, old trees park and second house, Tarn et Garonne.**

Area



Habitable : 264 m<sup>2</sup>



Usable : 780 m<sup>2</sup>



Land : 6 204 m<sup>2</sup>

696 000 €

**Luxurious residence for sale Tarn et Garonne.** Rare, imposing town house of 264m<sup>2</sup> living area, 5 bedrooms, luminous fitted kitchen with fireplace and second house that needs finishing conversion. Veranda overhanging an old trees park of 6204m<sup>2</sup>, overlooking the pool.

#### IN SUMMARY

Rooms : 10  
Bedrooms : 4  
Bathrooms : 4

Swimming pool : yes  
Garage place : 4  
Parking space : 6  
Outbuildings : yes



Fuel



Adsl

**Advantages :** All conveniences at 5mn | Two large town houses

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 1 mn

High school : 5 mn



5 mn



5 mn



15 mn



45 mn

#### ENERGY INFORMATION

Consommation conventionnelle 155,34 kWh/m<sup>2</sup>.an

Estimation des émissions 18,33 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## — DESCRIPTION

Big property in the center of a small town. Art Deco period style.

Bourgeois house 264m<sup>2</sup> living area, 2 large receptions, 5 bedrooms, 4 bathrooms, several fire places and wooden parquet floor.

Rare, luminous quality equipped kitchen of 35m<sup>2</sup> with fire place.

Connected splendid veranda overhanging the old trees park of 6204m<sup>2</sup> with views over the swimming pool.

Second building with a hall of 170m<sup>2</sup> to be fitted out. Garages.

Main house

Living level, ceiling height 3.45m.

Entrance, steps, nice original door.

Entrance hall, large wooden stairs, nice tiled floor.

Living room : 24m<sup>2</sup>, marble fire place, big windows, parquet floor, original glassed doors.

Dining room : 37m<sup>2</sup>, marble fire place, parquet, direct exit to garden.

Kitchen : 35m<sup>2</sup>, stone fire place, good quality furniture, Falcon gas cooker.

Nice veranda overhanging the swimming pool, exit to garden.

Study or bedroom 1 : 17m<sup>2</sup>, marble fire place, parquet, double sides aspect,  
en suite bathroom : 3.70m<sup>2</sup>.

Toilets.

Corridor and large wooden stairs going up to 1st Floor.

1st Floor, wooden parquet floor, ceiling height 3.45m, marble fire place in each bedrooms.

Landing : 13m<sup>2</sup>.

Bedroom 2 : 21m<sup>2</sup>, dressing room 2.60m<sup>2</sup> and en suite bathroom 2.20m<sup>2</sup>.

Bedroom 3 : 23m<sup>2</sup> and en suite bathroom 5m<sup>2</sup>, double sides aspect.

Corridor : 2.20m<sup>2</sup>.

Bedroom 4 : 25m<sup>2</sup>, exit to balcony, double sides aspect, en suite bathroom 3.60m<sup>2</sup> ;

Bedroom 5 : 26m<sup>2</sup>, possibility to create en suite bathroom.

Comfortable stairs going up to

Attic floor of about 125m<sup>2</sup> floor area with nice and high framework.

Basement level accessible by entrance hall.

Large laundry.

Toilets.

Wine and other cellars.

Heating system area, Viessmann boiler.

Room with fittings for a summer kitchen.

Shower room for swimming pool using.

2 Exits to garden and pool.

Second building with 2 levels to be finished.

Ground floor level of 170m<sup>2</sup> floor area can be fitted as a big exposition hall, reception or any other hall as well as a guest's house or a keeper house.

Basement of 170m<sup>2</sup> actually used as garages and workshops.

Swimming pool 6m x 12m. Nice park with old trees.

Small outbuildings.

Well.

Automatic portal.

Possibility to have an access to a small stream.

All conveniences, railway station, schools, town administration at 5 minutes by step.

Toulouse Blagnac Airport at 45 minutes.

Hospitals and big town at 15 minutes.

**Are you interested ?**



**Marie**

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