



Ref : 9203PJP

### Architect's house in Tarn et Garonne

Area SAINT NAZAIRE de VALENTANE



Habitable : 278 m²



Usable : 359 m²



Land : 5 000 m²

417 000 €

**Luxurious residence for sale Tarn et Garonne.** Architect's House from the 80s, 378 m² net living space nicely thought out, located just outside a village in a wooded park of 5000 m² with space for a swimming pool. Ideal for main home with possibility of guest's rooms. Balcony for each bedroom. Garage. Annexe. Balcony for each bedroom. Single glazing aluminum joineries, oak wooden floors and ceramic tiles floors. Oil heating system and open fireplace in the living room.

#### IN SUMMARY

Rooms : 12  
Bedrooms : 5  
Bathrooms : 3

Swimming pool : no  
Garage place : 2  
Parking space : 4  
Outbuildings : no



Wood and Fuel



Adsl

**Advantages :** Spacious house | Near to a village

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 3 mn

Middle School : 15 mn

High school : 25 mn



30 mn



30 mn



30 mn



60 mn

#### ENERGY INFORMATION

Consommation conventionnelle 216,00 kWh/m².an

Estimation des émissions 55,00 kg éqCO2/m².an



#### Maisons & Chateaux

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## DESCRIPTION

The house:

Garden level:

Entrance : 20,50 m<sup>2</sup>

Storeroom: 5,84 m<sup>2</sup>

Contemporary Kitchen : 12,00 m<sup>2</sup>

Dining room 15,14 m<sup>2</sup>

Living room with a design fireplace: 45,49 m<sup>2</sup>

Lounge: 16,53 m<sup>2</sup>

Toilet: 1,47 m<sup>2</sup>

First floor: mezzanine and landing : 14,64 m<sup>2</sup>

Main bedroom with balcony 18,15 m<sup>2</sup>

Bathroom 6,65 m<sup>2</sup>

Bedroom 2 12,90 m<sup>2</sup>

Bedroom 3 12,90 m<sup>2</sup>

Bedroom 4: 14,96 m<sup>2</sup>

Bathroom: 4,92 m<sup>2</sup>

Lingerie: 4,47 m<sup>2</sup>

Basement :

Large garage: 80,00 m<sup>2</sup>

Annexe:

Former doctor's surgery easily convertible in guest rooms.

Actually offering:

Waiting room 11,23 m<sup>2</sup>

Office : 20,33 m<sup>2</sup>

Room: 4,95 m<sup>2</sup> (potential for shower-room)

Shower-room: 2,54 m<sup>2</sup>

Bedroom: 16,92 m<sup>2</sup>

Toilet: 1,13 m<sup>2</sup>

Are you interested ?



Marie

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