



Ref : 9364PJP

## Beautiful Architect house on the hedge of a town, 30 minutes from Toulouse

Area



Habitable : 290 m<sup>2</sup>



Usable : 462 m<sup>2</sup>



Land : 3 080 m<sup>2</sup>

830 000 €

**Luxurious residence for sale Tarn et Garonne.** Charming architect house of 300 m<sup>2</sup> on the edge of a town in the Tarn and Garonne, 30 minutes from Toulouse. The house offers large volumes, a pool house of 88m<sup>2</sup> and a swimming pool of 14X7m, on an enclosed and secured land of 3800 m<sup>2</sup>. Renovation was done in the 2000s with great taste and excellent materials in a contemporary style.

### IN SUMMARY

Rooms : 10  
Bedrooms : 4  
Bathrooms : 4

Swimming pool : yes  
Garage place : 2  
Parking space : 2  
Outbuildings : yes



Gas



Adsl

**Advantages :** Proximity of services | Not isolated

### SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



15 mn



5 mn



25 mn



25 mn

### ENERGY INFORMATION

Consommation conventionnelle 172,00 kWh/m<sup>2</sup>.an

Estimation des émissions 32,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

This cozy and well-designed residence will be ideal for main house or holiday home. Big volumes and light due to its large French windows and the height of the ceilings. The living area is on one storey and the main rooms have access to the South facing terraces. The walls, floors and undergarments are insulated, the joinery is made of double glazed aluminum. Oil heating system powered by a De Dietrich condensation boiler.

### Main House:

#### Ground floor

Entrance: 20,60 m<sup>2</sup>

Office: 14,37 m<sup>2</sup>

Hall: 2,73 m<sup>2</sup>

Toilet: 1,73 m<sup>2</sup>

Shower: 2,90 m<sup>2</sup>

Hallway in three parts: 20,86 m<sup>2</sup>

Bedroom 1: 15,76 m<sup>2</sup>

Bathroom: 9,47 m<sup>2</sup>

Bedroom 2: 11,82 m<sup>2</sup>

Bedroom 3: 19,03 m<sup>2</sup>

Dressing area: 7,31 m<sup>2</sup>

Bedroom en suite: 16,82 m<sup>2</sup>

Bathroom: 10,61 m<sup>2</sup>

Dressing room: 4,57 m<sup>2</sup>

### On the first floor:

In the tower: gym and relaxation room: 14,33 m<sup>2</sup>

### In the basement :

Garage and various cellars: 74 m<sup>2</sup>

### Outbuildings:

Pool house : 88 m<sup>2</sup>

Summer kitchen, bathroom, sanitary and relaxing area with barbecue.

Landscaped enclosed and secure park with alarm system. The garden look like Tuscany with various adapted plants.

Swimming pool: 14 X 7 surrounded by natural stone terraces, numerous spotlights.

Are you interested ?



Marie

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