



Ref : 9282CHG

Farm from the 18th, entirely restored, between Toulouse and Montauban

Area **MONTAUBAN**



Habitable : 297 m²



Usable : 361 m²



Land : 3 400 m²

665 000 €

Luxurious residence for sale Tarn et Garonne. Between Toulouse and Montauban, beautiful and bright farm of 297m², entirely restored in 2010, 5/6 bedrooms, 2 bathrooms, a shower room, large fitted and equipped kitchen, large lounge with fire place, library/TV, heating system-air conditioning by wood with Polyflam and air pump, double glazing, insulation roof and walls, well for vegetable garden and garden, 2 land mower robots, garage and carport, main drainage, no work at all to be done. The property offers 3400m² enclosed garden. Located less than 10mn all amenities.

IN SUMMARY

Rooms : 10
Bedrooms : 6
Bathrooms : 3

Swimming pool : no
Garage place : nc
Parking space : 2
Outbuildings : yes



Heat pump



Adsl

Advantages : Bright | Comfortable

SERVICES



1st Shops : 3 mn



All shops : 10 mn



Health : 20 mn



Elementary : Nearby

Middle School : 10 mn

High school : 10 mn



5 mn



10 mn



35 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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— DESCRIPTION

Farm

Garden floor

Entrance by a large portal with remote control

Entrance hall : 9.20m², terra cotta floor; entrance door glassed in the upper part, low voltage lighting, bay window leading to the covered terrace

Toilet : 1.60m², wc, hand wash, terra cotta floor, low voltage lighting

Cloackroom : 0.75m², terracotta floor

Landing : 2.50m², cupboards, terra cotta floor, low voltage lighting

Landing : 5.50m² terra cotta floor, low voltage lighting, skylight, cupboards, reversible air conditioning

Bedroom 1 : 15m², terrace access, sand stone floor in terra cotta style, low voltage lighting

Bathroom : 9.10m², double basin, corner bathtub, heated by a towel dryer radiator, low voltage lighting, sand stone floor in terra cotta style

Bedroom 2 : 13.65m², sand stone floor in terra cotta style, low voltage lighting

Laundry : 5.50m², sand stone floor, double sink, hot water tank

Toilets : 1.56m²

Lounge : 43.20m², terra cotta floor, exposed beams, skylight, large brick fire place with polyflam system, reversible air conditioning, access to covered terrace, bay windows.

First floor

Staircase leading to the mezzanine of 11.60m², chestnut wooden floor, up to standard handrail, low voltage lighting

4 steps stairs, landing : 1.70m²

Bedroom 3 : 12.50m², view over the park, wooden floor, electric radiator

Shower room : 4.65m², basin, Italian shower, sand stone floor, electric radiator, electric towel dryer radiator, low voltage lighting

Open dressing : 3.30m², sand stone floor, low voltage lighting

Wc : 1.08m², automatic ventilation system

Garden floor :

Open kitchen with dining room : 42.17m², terra cotta floor, large bay window in aluminum in a workshop style with reinforced insulation, double door to access the garden, an access door for the 20m² covered terrace with anti-slippery floor.

Fitted and equipped kitchen : 13.60m², central plot, work surface made of black granite from Zimbabwe Siemens oven and dish washer, Sauter induction plate, hood, skylight, low voltage lighting

Second hall : 13.15m², sand stone floor, low voltage lighting, staircase to the first floor

Reading room/TV lounge : 18.40m², sand etone floor, insert fire place, access to terrace on south-east

Service entrance : 2.90m², with wash basin

Wc : 1.88, sand stone floor, widow and ventilation

First floor

Landing : 2.75m², wooden floor, low voltage lighting

Bedroom 4 : 24.25m², wooden floor, bay windows, exposed frame, low voltage lighting, reversible air conditioning

Bathroom : 10.90m², sand stone floor, Italian shower, corner bathtub, wc, double basin, mirror, electric towel dryer radiator, low voltage

lighting

Bedroom 5 or office : 19.77m², wooden floor, bay window in aluminum in a workshop style with reinforced insulation

Workshop/ office or bedroom : 13.75m², electric hot water tank, reversible air conditioning, wooden floor, skylight, low voltage lighting

Dressing : 2.65m², sliding door with brick partition, low voltage lighting

Garden shed : 26.30m², concrete floor, lighting, wood structure, tiled roof

Adjoining carport : 38m², for two cars

Landscaped and wooded land, numerous bushes

Water and electricity on spot, awaiting a swimming pool

Vegetable garden

Well : automation watering with pump, 3 outside tabs

Main drainage

Heating : by air with 3 groups feeding the reversible air conditioning system, wood heating by pyroflamn electric radiators

Insulation walls and roof

New windows frame with reinforced insulation, in wood or aluminum

Large lawn with 2 land mower robots

Bakery at 1.5km

All amenities at 10m²

Motorway at about 15mn

International airport at 40mn

Would fit a B and B business, ideal to accommodate parents (each one will have intimacy), or simply enjoy as a great family home.

Are you interested ?



Marie

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