# MAISONS & CHATEAUX



Ref: 9544TPL

## Contemporary one storey house, countryside, close to shops, 3 bedrooms

Habitable: 125 m<sup>2</sup>

**公** Usable:

O Land: 4 310 m<sup>2</sup> 237 000 €

Country house for sale Tarn et Garonne. Near Montauban, modern villa in perfect condition, three bedrooms, in a dead end in the heart of its woods. A few minutes from shops and schools, this house, in the countryside, offers calm and discretion, as well as a modern and functional interior.



Rooms: 5 Bedrooms: 3 Bathrooms: 2 Swimming pool: no Garage place : 1 Parking space : nc Outbuildings: no

Wood Chips

Adsl

Advantages: Close to shops | Quiet location

#### SERVICES

1st Shops: 8 mn

All shops: 8 mn

Health: 20 mn

Elementary: 8 mn

Middle School: 20 mn

High school: 20 mn

20 mn

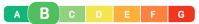
√m 20 mn

್ರಾಕ್ಕ 60 mn

### **ENERGY INFORMATION**

Consommation conventionnelle 96,00 kWhep/m².an

Estimation des émissions 4,00 kg éqCO2/m².an















#### DESCRIPTION

The windows and brick partition bay windows, as well as its North / South exposure allows a beautiful entry of light in all rooms of the house as well as a view over the woods and meadows of the surrounding countryside. The house of 125 m² comprises a large central room with a fitted kitchen opening onto the living room and its lounge area; on one side of the house, an en suite bedroom with shower, wc and dressing room also opens onto a covered terrace with views over the trees on the property; on the other side of the house, two other bedrooms, with a shower room, wc and dressing room. This house also has a garage in its extension.

House on one level

living room, open kitchen: 54 m²

storeroom : 7,80 m² bedroom 1 en suite : 19 m²

of which shower room and dressing room 5,50 m<sup>2</sup>

room 2 : 11 m<sup>2</sup> room 3 : 10,5 m<sup>2</sup>

dressing room : 6,30 m<sup>2</sup> shower room : 5,60 m<sup>2</sup>

garage: 18,50 m<sup>2</sup>
Entrance porch: 4 m<sup>2</sup>.
Covered terrace: 10.30 m<sup>2</sup>.

Softener, osmosis unit.

Heat pump heating (reversible) and pellet stove.

Thermodynamic water heater.

PVC double glazing, wooden shutters.

Septic tank.

Under ten-year guarantee.

