



Ref : 9544TPL

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

Area



Habitable : 125 m²



Usable : 143 m²



Land : 4 310 m²

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.

IN SUMMARY

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



20 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 96,00 kWh/m².an

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



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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 m²

room 2 : 11 m²

room 3 : 10,5 m²

dressing room : 6,30 m²

shower room : 5,60 m²

garage : 18,50 m²

Entrance porch: 4 m².

Covered terrace: 10.30 m².

Softener, osmosis unit.

Heat pump heating (reversible) and pellet stove.

Thermodynamic water heater.

PVC double glazing, wooden shutters.

Septic tank.

Under ten-year guarantee.

Are you interested ?



Marie

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