



Ref : 9564CHG

5 mn from MONTAUBAN town center, character house for sale

Area **MONTAUBAN**



Habitable : 196 m²



Usable : 271 m²



Land : 4 805 m²

475 000 €

Maison de maître for sale Tarn et Garonne. At 5 mn from Montauban center, large house of character, with a beautiful classic facade with a mansion spirit, of approximately 270 m² including 195 m² currently livable, the whole set on 4805 m² of park and garden with swimming pool. Possibility to fit out 75 m² more on the first floor. Large basement with boiler room, 2 car garage, old horse boxes in outbuilding.

IN SUMMARY

Rooms : 9
Bedrooms : 3
Bathrooms : 3

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



Heat pump



Adsl

Advantages : Beautiful volumes | Possibility to convert 75 m²

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Elementary : 2 mn

Middle School : 5 mn

High school : 5 mn



8 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

The house :

Entrance 12.20 m².

Marble floor, cloakroom, double glazed entrance door

Accessible from a porch and a large terrace of 60 m² on the whole WEST side.

Living room, dining room 47.73 m²

Marble floor, marble fireplace with jothul insert, 3 French-windows on WEST terrace

Kitchen, 18.00 m²

dining room area 08.18 m², fitted and equipped, 2 French windows onto EAST terrace, pool side

Corridor, 06.84 m²

wooden mosaic floor, cupboards

Bedroom 1, 14.42m²

1 French-window 2 vents, cupboards, wooden floor

Bathroom, 12.13 m²

Corner bath, vanity unit, shower, double French-window, tiled floor

Bedroom 2, 14.17 m²

French window 2 vents, mosaic parquet flooring

WC, 01.70 m²

Utility room or shower room, 06.12 m²

Terrace, west 70.60 m²

pool side

Level 1 :

Landing 12.40 m²

illuminated by 2 windows

Bedroom 3 or office 32.35 m².

through, 2 windows

Bathroom, 5.62 m²

vanity unit, bathtub, WC, a window

Bedroom 4 , 11.91 m²

1 window

Convertible attic 75.00 m².

concrete floor, exposed beams, 6 windows on 2 sides

Basement : 120 m²

Boiler room, garage for 2 vehicles, wood shed

heat pump central heating

Swimming pool 6 X 12 m

painted cement, chlorine filtration

Individual sanitation by micro station.

In a rural environment close to the city and its services.

Are you interested ?



Marie

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