



Ref : 9564CHG

**5 mn from MONTAUBAN town center, character house for sale**

Area **MONTAUBAN**



Habitable : 196 m<sup>2</sup>



Usable : 271 m<sup>2</sup>



Land : 4 805 m<sup>2</sup>

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 m<sup>2</sup> including 195 m<sup>2</sup> currently livable, the whole set on 4805 m<sup>2</sup> of park and garden with swimming pool. Possibility to fit out 75 m<sup>2</sup> 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 m<sup>2</sup>

#### 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/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

A B C D E F G

A B C D E F G



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

The house :

Entrance 12.20 m<sup>2</sup>.

Marble floor, cloakroom, double glazed entrance door

Accessible from a porch and a large terrace of 60 m<sup>2</sup> on the whole WEST side.

Living room, dining room 47.73 m<sup>2</sup>

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

Kitchen, 18.00 m<sup>2</sup>

dining room area 08.18 m<sup>2</sup>, fitted and equipped, 2 French windows onto EAST terrace, pool side

Corridor, 06.84 m<sup>2</sup>

wooden mosaic floor, cupboards

Bedroom 1, 14.42m<sup>2</sup>

1 French-window 2 vents, cupboards, wooden floor

Bathroom, 12.13 m<sup>2</sup>

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

Bedroom 2, 14.17 m<sup>2</sup>

French window 2 vents, mosaic parquet flooring

WC, 01.70 m<sup>2</sup>

Utility room or shower room, 06.12 m<sup>2</sup>

Terrace, west 70.60 m<sup>2</sup>

pool side

Level 1 :

Landing 12.40 m<sup>2</sup>

illuminated by 2 windows

Bedroom 3 or office 32.35 m<sup>2</sup>.

through, 2 windows

Bathroom, 5.62 m<sup>2</sup>

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

(+33) (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)