# MAISONNS CHATEAUX



Ref : 9564CHG

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

• Area MONTAUBAN

Habitable : 196 m <sup>2</sup>	பே Usable :	271 m²	A Land : 4 805 m <sup>2</sup>	475 000 €	

**Maison de maitre 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.

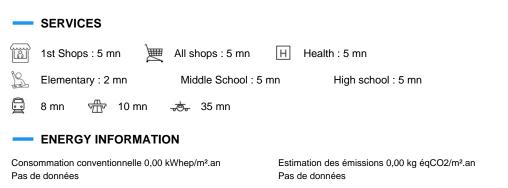
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- IN SUMMARY		
Rooms : 9	Swimming pool : yes	Heat pump
Bedrooms : 3	Garage place : 2	
Bathrooms : 3	Parking space : 4 Outbuildings : no	C Adsl
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Advantages : Beautiful volumes | Possibility to convert 75 m<sup>2</sup>





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# MAISONSELLER DE PRESTIGE & DE CARACTERE

#### 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>

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vanity unit, bathtub, WC, a window

Bedroom 4 , 11.91 m<sup>2</sup> 1 window

Convertible attic 75.00 m<sup>2</sup>. concrete floor, exposed beams, 6 windows on 2 sides

Basement : 120 m<sup>2</sup> 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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