



Ref : 9676CCV

## Beautiful mansion at the end of a village in the Tarn et Garonne

Area SAINT NAZAIRE de VALENTANE



Habitable : 190 m<sup>2</sup>



Usable : 380 m<sup>2</sup>



Land : 1,7 Ha

377 000 €

**Luxurious residence for sale Tarn et Garonne.** Located at 50 minutes from Toulouse, on the heights, not far from a village, charming mansion of 190 m<sup>2</sup>, offering 5 spacious bedrooms. Ideal for a family home. The house has been entirely renovated with quality materials and in respect of the architecture. The woodwork is double glazed, the heating system is oil fired and feeds the radiators. The property is set on 1.7 hectares of woodland and meadows, with swimming pool and landscaped garden.

### IN SUMMARY

Rooms : 7  
Bedrooms : 5  
Bathrooms : 2

Swimming pool : yes  
Garage place : 2  
Parking space : 2  
Outbuildings : yes

 Fuel  
 Adsl

**Advantages :** Manor house | Nice views

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



15 mn



10 mn



15 mn



60 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

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## Maisons & Chateaux

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Tel +33 (0)5 65 35 63 32  
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## — DESCRIPTION

Master house :

Basement

Vaulted cellar 54,34m².

Ground floor :

Entrance: 20,65 m², opening onto the central corridor  
opening on the central corridor, original floors

Fitted kitchen : 23,66 m

Fireplace

Living room : 28,22 m² with  
with open fireplace

Bedroom 1 : 27,60 m² with  
with wooden floor

Bedroom 2 : 23,25 m² with  
wooden floor

Shower room : 3,99 m² with  
shower, basins, WC

Locker : 6 m² (6 sq.m.)

On the first floor :

Landing: 43,42 m², office space  
Office space, beautiful parquet floors

Bedroom 3 : 26,83 m², wooden floors  
wooden floors

Room 4 with dressing room : 27,09 m² (27,09 m²)

Dressing room : 6,94 m

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Communicating shower-room : 27,95 m  
shower, double basins, bidet, WC.

Room 5 : 25,19 m<sup>2</sup>, wooden floor  
wooden floor

OUTSIDE :

The property is located on the heights it is accessed by a private road, secured by an electric gate. Nice park with well maintained green spaces.

Swimming pool  
10 x 5m with terraces adjoining the mansion.

Outbuilding :  
Open stone shed that can be converted.

A beautiful and comfortable house ideal for a family house...

Are you interested ?



Marie

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