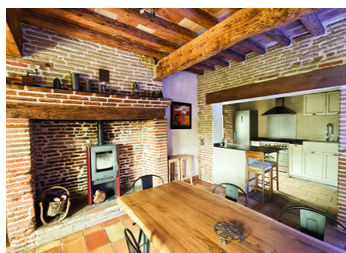
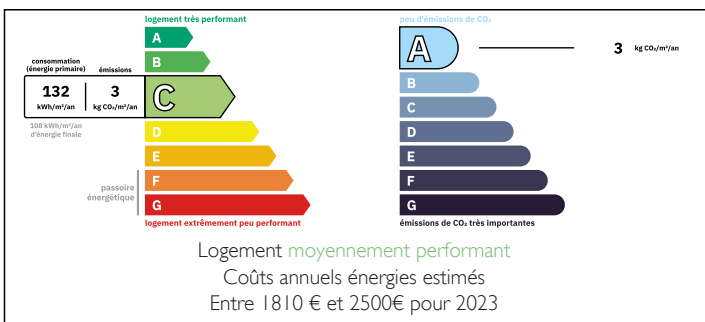


Charming former farmhouse, 200 m , with swimming pool



## ENERGY - DPE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Montberon     |
| Department: | Haute-Garonne |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 200 m2        |
| Plot Size:  | 1900 m2       |

## IN BRIEF

Charm and Authenticity Just 25 Minutes from Toulouse

Fall in love with this authentic 200 m<sup>2</sup> Toulouse-style country home, fully renovated in 2006. It offers the perfect balance between the charm of traditional architecture and modern comfort.

You'll Love: Spacious 62 m<sup>2</sup> living room with exposed beams and original brickwork;

3 ground-floor bedrooms, including a master suite with private shower room and custom-made dressing; 30 m<sup>2</sup> air-conditioned bedroom upstairs –

ideal as a guest room or easily divisible to create an additional bedroom; 8 x 4 m swimming pool with its own small outbuilding; 138 m<sup>2</sup> attached barn,

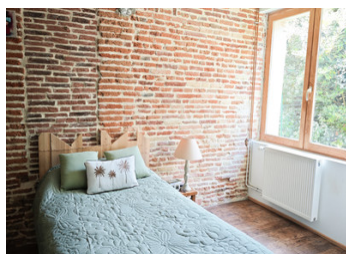
offering multiple possibilities (garage, workshop, future conversion); For your comfort and efficiency:

Energy Class C : Equipped with solar panels, wood pellet boiler, and wood stove eco-friendly heating.

Location: Just 10 minutes from the A68 motorway

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Ground Floor:

- I Kitchen (15 m<sup>2</sup>)
- I Dining Room (28 m<sup>2</sup>)
- I Living Room (19 m<sup>2</sup>)
- Total living area: 62 m<sup>2</sup>
- I Pantry / Utility Room (7.5 m<sup>2</sup>)
- I Hallway (7 m<sup>2</sup>)
- I Bedroom (18 m<sup>2</sup>)
- I Bedroom (15 m<sup>2</sup>)
- I Bathroom (7 m<sup>2</sup>)
- I Master Suite (30 m<sup>2</sup>)
- I Walk-in Closet (3 m<sup>2</sup>)
- I WC (1.65 m<sup>2</sup>)
- I Office / Study (18.3 m<sup>2</sup>)

### First Floor:

- I Bedroom approx. 30 m<sup>2</sup> – total floor area: 47 m<sup>2</sup> designed to be divided into two rooms, with 2 Velux windows (electric shutters) and air conditioning

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

|                  |         |
|------------------|---------|
| Taxe foncière:   | 788 EUR |
| Taxe habitation: | EUR     |

## NOTES