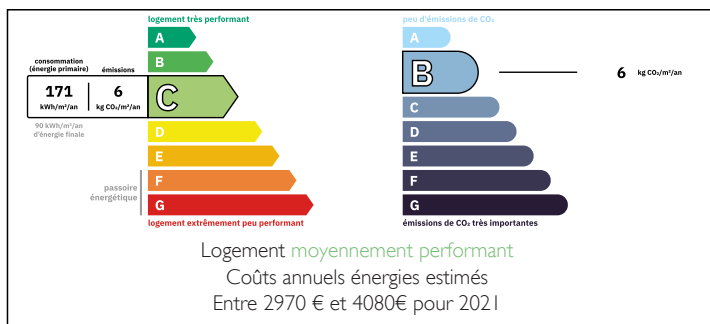


Stunning architect-designed 5-bedroom home with pool & landscaped gardens, 5 mins Montauban

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montauban
Department:	Tarn-et-Garonne
Bed:	6
Bath:	3
Floor:	240 m2
Plot Size:	4702 m2

IN BRIEF

This stunning architect-designed home, lovingly built and maintained by its current owners, offers an exceptional blend of space, light and comfort in a highly sought-after location just 5 minutes from Montauban.

Set within beautifully landscaped gardens with a graceful kidney-shaped pool, the property enjoys a peaceful countryside setting while remaining remarkably close to all amenities. The interiors are equally impressive, with a spectacular 53m² cathedral-ceiling living room filled with natural light, a stylish modern kitchen and generous, well-balanced accommodation including 5 bedrooms, 3 bathrooms, an office and games room.

Designed with both everyday living and entertaining in mind, the home offers seamless indoor-outdoor flow, high ceilings, quality finishes and excellent energy efficiency thanks to a reversible heat pump system. A vast basement with garage and workshops adds further versatility.

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

Welcoming ENTRANCE HALL leading to OFFICE (10.5m²), ideal for home working

Magnificent SÉJOUR (53m²) – a striking, light-filled living space with cathedral ceiling (5.8m), feature fireplace with woodburner and three sets of French doors opening onto the terrace and gardens

BATHROOM (11.2m²) with large corner bath and tiled flooring

HALLWAY leading to:

SEPARATE WC

LAUNDRY / IRONING ROOM (9m²) with storage and countryside views

BEDROOM 1 (14.5m²) with double doors opening onto the rear garden, balcony and verandah

BEDROOM 2 (18.5m²) with countryside views and access to verandah

ENSUITE SHOWER ROOM with Italian-style shower

KITCHEN (20.5m²) – modern, fully equipped with central island and direct access to the verandah

Spacious COVERED VERANDAH – ideal for outdoor dining and entertaining

FIRST FLOOR

Beautiful open staircase from the salon to a MEZZANINE area leading to:

BEDROOM 3 (19m²) attic room with skylight
GAMES ROOM (6.6m²)

HALLWAY leading to:

BATHROOM with bath, WC, bidet and vanity unit

BEDROOM 4 (11.5m²) with double doors onto balcony

BEDROOM 5 (11.5m²) with double doors and balcony access

LOCAL TAXES

Taxe foncière: 5428 EUR

Taxe habitation: EUR

NOTES