

## Charming Retreat: Spacious Suites, Renovated Barn with Pizza Oven, Close to City Center



## INFORMATION

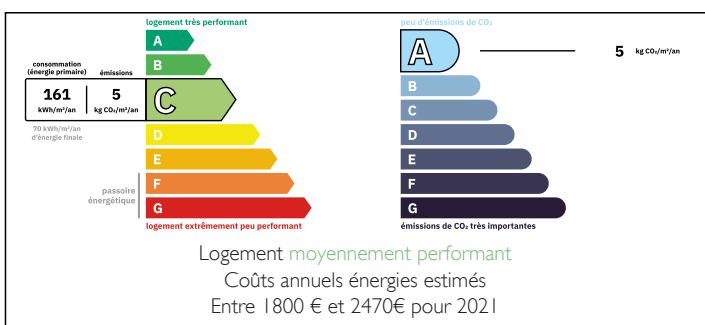
Town:	Montauban
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	220 m2
Plot Size:	5597 m2

## IN BRIEF

Discover this magnificent 210 m<sup>2</sup> property located just 5 minutes from the center of Montauban and 35 minutes from Toulouse Blagnac Airport. Nestled on a landscaped plot of 5570 m<sup>2</sup>, this home combines traditional charm with modern comfort. The main house features two master suites, a spacious bright living room with fireplace, a fully equipped kitchen, and a former barn converted into a dining room with a majestic fireplace and wood-fired pizza oven. A recent terrace overlooks a 54 m<sup>2</sup> triple garage. A second 55 m<sup>2</sup> garage, currently being renovated, offers potential for 1 to 2 additional bedrooms. A 30 m<sup>2</sup> outbuilding with a bedroom and fully equipped kitchen completes this property. Heating via heat pump, reversible air conditioning, double-glazed windows, fiber optic internet, and an alarm system ensure optimal comfort. Ideal for a peaceful life with all...



## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### A Charming Retreat in Montauban

Discover the timeless elegance of this sumptuous residence located on the outskirts of Montauban. Spanning a generous 210 m<sup>2</sup>, this house embodies the perfect marriage of tradition and modernity, nestled within a beautifully landscaped 5570 m<sup>2</sup> plot. Just five minutes from the historic center of Montauban and 35 minutes from Toulouse Blagnac International Airport, this property promises a serene and connected life, where each day invites you to relax and enjoy.

### A Haven of Peace and Tranquility

Location:

5 minutes from the lively streets and historic treasures of Montauban

35 minutes from Toulouse Blagnac Airport, facilitating your international getaways

Living Area:

210 m<sup>2</sup> of carefully arranged spaces for your comfort  
Land Area:

5570 m<sup>2</sup> of lush gardens, where every corner breathes serenity

Green Zone:

A protected area ensuring absolute tranquility and preservation of your living environment

Elegance and Comfort

Spacious Living Areas:

Be charmed upon entry by a large, bright living room of 46 m<sup>2</sup>, where the majestic fireplace radiates comforting warmth, creating an atmosphere of conviviality and refinement. High ceilings and traditional French architectural details add a touch of sophistication to this welcoming space, where every moment spent is imbued with gentleness and well-being.

The independent kitchen of 19 m<sup>2</sup>, fully equipped, is a true paradise for gastronomy enthusiasts. Spacious