

Charming Townhouse: Private Garden, Convertible Attic, and Prime Location Near All Amenities.

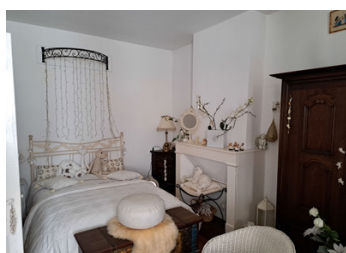
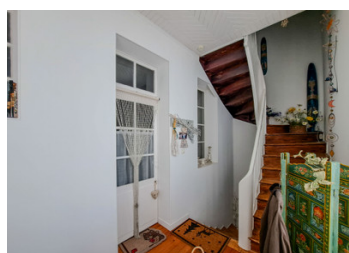
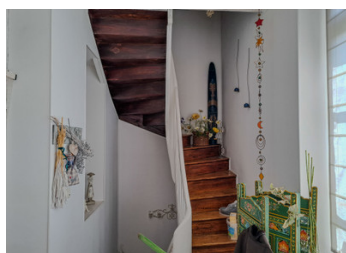
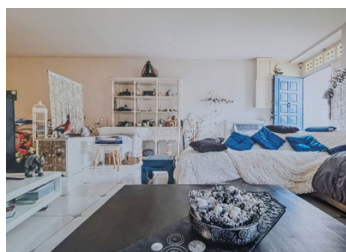


## INFORMATION

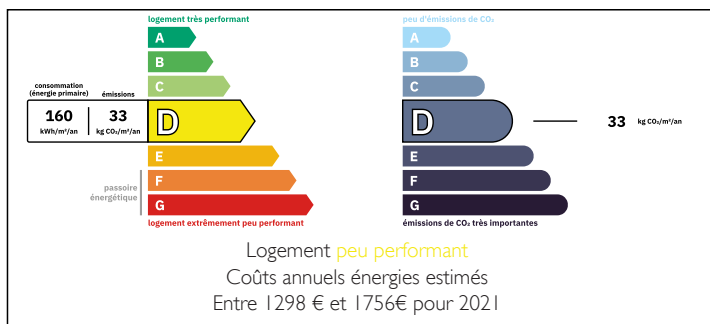
Town:	Montauban
Department:	Tarn-et-Garonne
Bed:	2
Bath:	1
Floor:	120 m <sup>2</sup>
Plot Size:	189 m <sup>2</sup>

## IN BRIEF

Discover this enchanting townhouse in the heart of Montauban's Commissariat district, blending timeless charm with modern comfort. Spanning 120 m<sup>2</sup>, the home features a bright ground floor with a spacious living room, an open kitchen, a dining area, and a WC. Upstairs, there is a master suite with an adjoining bathroom, a generous dressing room, and a second bedroom that can serve as an office. The convertible attic offers the potential to add two more bedrooms. The 189 m<sup>2</sup> garden, with its pergola and lush greenery, is a serene retreat. An additional space at the end of the garden is currently used for storage but could be repurposed. Ideally located close to shops and schools, this home is a true gem offering comfort, tranquility, and customization potential.

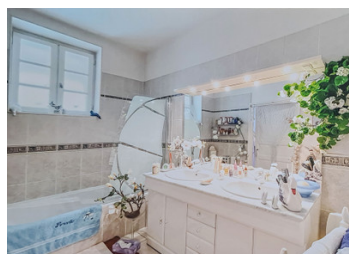
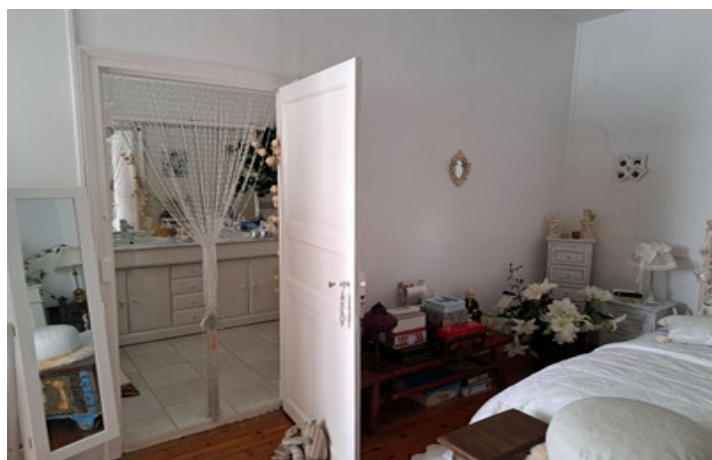


## ENERGY - DPE



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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

Dive into the timeless elegance of Montauban with this enchanting townhouse, nestled in the sought-after Commissariat district. Offering a perfect balance between old-world charm and modern comfort, this 120 m<sup>2</sup> residence stands as a true haven of peace in the heart of the city.

### A Home with Character:

As soon as you cross the threshold, you will be welcomed by a spacious, light-filled living area. The ground floor, with its large tile flooring, exudes a sense of modernity and ease of maintenance while maintaining a certain elegance. This open space harmoniously combines the large living room, the open kitchen, and the dining area, creating a convivial and spacious setting ideal for entertaining or family moments. A discreet and practical WC completes this level, adding to the daily comfort.

### Living Spaces:

The kitchen, the heart of the home, is fully equipped to meet the needs of the most demanding cooks. With its generous work surfaces and clever storage solutions, it is the perfect place to prepare delicious meals. Adjacent to the kitchen, the dining area is designed to be inviting, ideal for family or friends' meals, in a warm ambiance.

### Sleeping Areas:

Upstairs, you will discover a cleverly designed and comfortable arrangement of sleeping spaces. The first bedroom, spacious and bright, is directly connected to a modern and elegant bathroom, creating an intimate and functional master suite. From the bathroom, you access a spacious dressing room, perfect for organizing your wardrobe with elegance and practicality. This dressing room then leads to...