

Stunning 3-bedroom villa with garden, views, large terrace, balcony, double garage, close to amenities

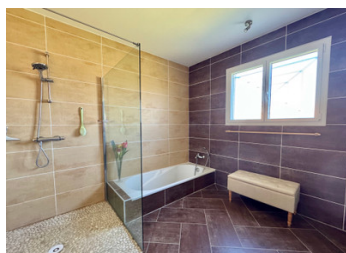
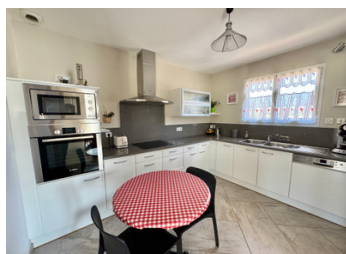


INFORMATION

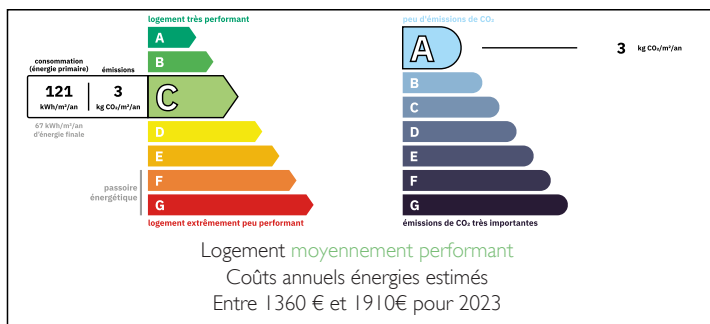
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|-------------|-----------------|
| Town: | Molières |
| Department: | Tarn-et-Garonne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 143 m2 |
| Plot Size: | 1651 m2 |

IN BRIEF

This stunning home, built in 2006, is situated on the edge of the charming village of Molières, surrounded by countryside. With 143m² of living space, it offers 3 spacious bedrooms, including a luxurious master suite with an ensuite bathroom and walk-in wardrobe. The bright, open-plan living area flows seamlessly to a large covered terrace and garden, perfect for entertaining. A private balcony, also ideal for hosting, offers lovely views. The modern kitchen is fully equipped, and there are 2 utility rooms for added convenience. A reversible heat pump and pellet burner ensure comfort throughout the year. The property features mains drainage, double glazing, and tiled floors. The vast 200m² basement includes a double garage, workshop, gym, and chambre d'amis. Set on a beautiful 1650m² fully enclosed garden with a large vegetable patch, this home combines modern living with...

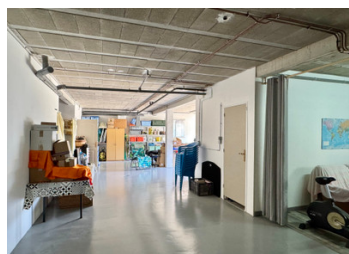


ENERGY - DPE



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.



DESCRIPTION

This charming one-floor villa offers a practical and comfortable layout. Below is a detailed list of the rooms and features:

Entry Hall: Features a pellet boiler and underfloor heating throughout the home.

Living/Dining Area (43m²): Bright and spacious with three sets of sliding French doors leading out onto the terrace and garden.

Modern Kitchen (10m²): Fully fitted with a double sink, plenty of cupboards, and work surfaces. A door leads to a private 27m² balcony.

Utility Room: Includes a sink, plumbing for a washing machine, and ample storage space.

Second Kitchen Area: Features a sink, hob, and extractor hood.

Office (6m²): Overlooks the front garden, perfect for a home office.

Principal Bedroom (14m²): Lovely bright room with direct access to the front terrace and garden, includes a walk-in wardrobe and a fully tiled ensuite shower room (7m²) with an Italian shower, wash basin, vanity unit, WC.

Bedroom 2 (12m²): Includes a built-in wardrobe and views over the front garden.

Bedroom 3 (11m²): Offers views over the countryside at the rear of the property.

Bathroom (9m²): Fully tiled with an Italian shower, double basin, vanity unit, and a bath.

Basement (200m²):

Double Garage
Workshop
Storage Area
Games Room or Gym
Summer Bedroom
Chauferie
Small Wine Cellar
Exterior:

Large Covered Terrace (50m²): Located at the front and side of the property, with two sunblinds.

Courtyard: Provides ample parking space.

LOCAL TAXES

Taxe foncière: 2101 EUR

Taxe habitation: EUR

NOTES