

Exceptional property with heated pool, jacuzzi, tree-lined park, and master suites



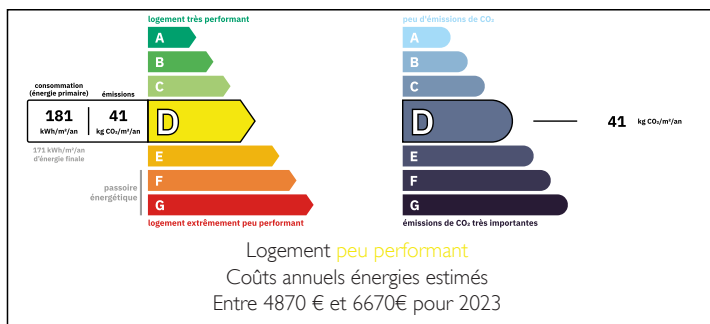
## INFORMATION

Town:	Verdun-sur-Garonne
Department:	Tarn-et-Garonne
Bed:	9
Bath:	4
Floor:	310 m2
Plot Size:	15000 m2

## IN BRIEF

Discover this stunning residence built before 1870 in Verdun, north of Toulouse, set on a 1.4-hectare plot. Offering over 300 m<sup>2</sup> of living space, it combines the charm of the old with modern amenities. The ground floor includes a spacious living room with a Polyflam fireplace, an open kitchen, a games room, a utility room, and a master suite with a shower room. The first floor features four bright bedrooms and a master suite with a dressing room and shower room. The second floor offers a library, two additional bedrooms, and another master suite. Outside, enjoy an enchanting setting with a heated pool, jacuzzi, pigeon loft, petanque court, workshop, and double garage. Fully renovated, this house blends comfort and authenticity, close to shops, schools, train station, and highway access.

## 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

Discover the Unique Charm of an Exceptional Estate

Step into the timeless elegance of a remarkable residence, rich in history and character, that immediately transports you to another era. Located in the charming commune of Verdun, north of Toulouse, this pre-1870 property spans over 1.4 hectares, where nature and heritage blend seamlessly to create an enchanting and refined living environment.

### A Haven of Greenery and Charm

This distinguished "Toulousaine T10" residence, boasting over 300 m<sup>2</sup> of authenticity and spacious interiors, is set in a peaceful environment. Nestled at the heart of a beautifully landscaped park with diverse tree species, it also features a private, enclosed woodland, ensuring privacy and tranquility. This natural setting is perfect for relaxation, conviviality, and inspiring various projects.

### Outdoor Spaces Designed for Well-Being

The exterior of the property invites you to embrace outdoor living. A heated 5x10 m swimming pool with an electric cover ensures enjoyable moments throughout the seasons. A six-seater jacuzzi, sheltered under a 40 m<sup>2</sup> covered area with a shower and WC, offers ultimate relaxation. A charming dovecote, a covered terrace with breathtaking views of the pool, a pétanque court, a workshop, and a 30 m<sup>2</sup> double garage with a sectional door complete this idyllic setting.

### An Exceptional Interior Layout

This home comprises 11 rooms spread across multiple levels, intelligently designed to balance shared and private spaces, catering to all types of projects.

On the ground floor, a spacious 40 m<sup>2</sup> living room, enhanced by a Polyflam double-sided fireplace, creates a warm and inviting atmosphere....