

3-Bedroom Villa with Full Basement – Panoramic Views – 3,332 m Plot



INFORMATION

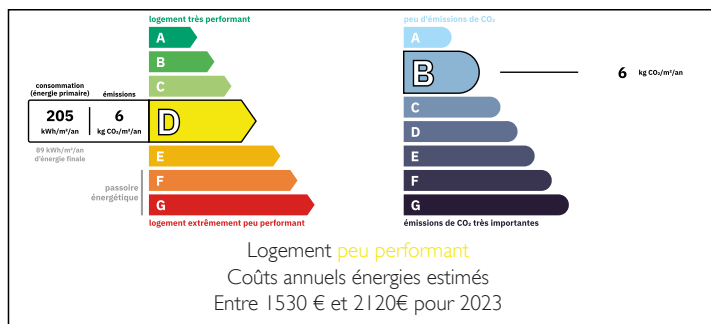
Town:	Tauriac
Department:	Tarn
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	3332 m2



IN BRIEF

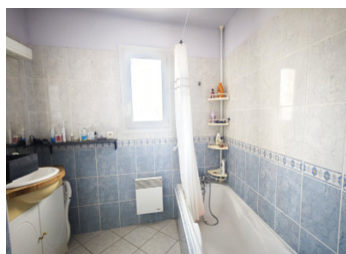
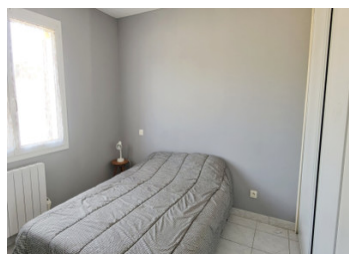
Set in a green environment, this charming 3-bedroom villa of approximately 100 m², built in 2005, offers an ideal living space with breathtaking views over the surrounding hills. Bright and well laid out, the home features a spacious living area that opens onto a large south-facing terrace, perfect for enjoying the sun all day long. Each of the three bedrooms includes built-in storage, and the house is equipped with a central vacuum system for added convenience. The full basement includes a large garage with an automatic door and several additional storage rooms. The generous 3,332 m² plot is suitable for installing a swimming pool and is a real asset for nature lovers seeking peace and quiet.

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

Entrance hall: 3.26 m²
Living room: 39.2 m²
Kitchen: 9.71 m²
Hallway: 3.35 m²
Bedroom 1 : 11.54
Bedroom 2 : 11.53
Bedroom 3 : 12.02 m²
Bathroom: 6.36 m²
WC: 1.65 m²

EXTRA:

Full basement (100 m²)
Large terrace
Breathtaking view on landscape

Aéroport de Toulouse: 54 kms
Salvagnac: 10 kms
Montauban: 29 kms
Albi: 53 kms

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:	818 EUR
Taxe habitation:	EUR

NOTES