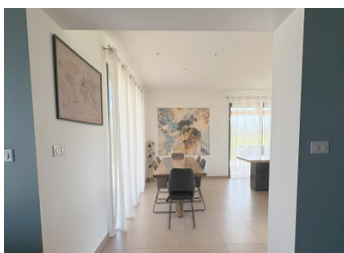


## Single-storey architect villa surrounded by Nature



## INFORMATION

Town:	Villemur-sur-Tarn
Department:	Haute-Garonne
Bed:	4
Bath:	1
Floor:	184 m2
Plot Size:	0 m2

## IN BRIEF

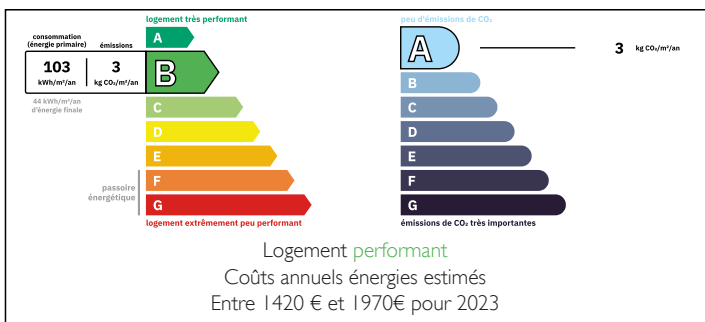
Elegant single-storey villa with spacious vaulted living room, modern kitchen, 4 bedrooms, office, 2 bathrooms.

High-end amenities: underfloor heating, fireplace insert, sliding pocket doors, smart shutters, central vacuum, automatic irrigation, alarm, fiber internet, custom storage.

50 m<sup>2</sup> tiled garage, asphalt driveway, 2 large terraces with countryside and woodland views.

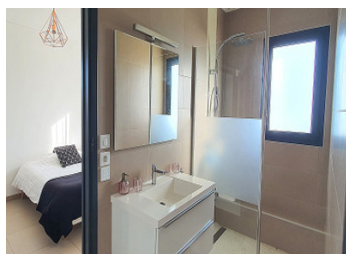
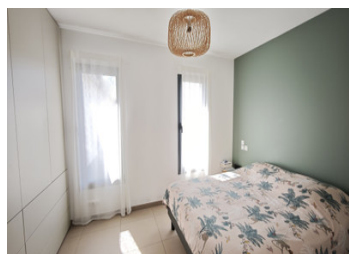
20 min Fronton, 25 min Montauban, 30 min A68, Toulouse-Blagnac Airport

## 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: 13.43 m<sup>2</sup>

Living room: 40 m<sup>2</sup>

Kitchen: 31 m<sup>2</sup>

Pantry: 10 m<sup>2</sup>

Hallway: 6.39 m<sup>2</sup>

Bedroom 1 : 14.77 m<sup>2</sup>

Bedroom 2 : 13 m<sup>2</sup>

Bedroom 3 : 14 m<sup>2</sup>

Bedroom 4 : 14 m<sup>2</sup>

Bathroom: 11.15 m<sup>2</sup>

Office : 9.5 m<sup>2</sup>

WC: 1.77 m<sup>2</sup>

Garage : 50 m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1900 EUR**

**Taxe habitation: EUR**

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

## NOTES