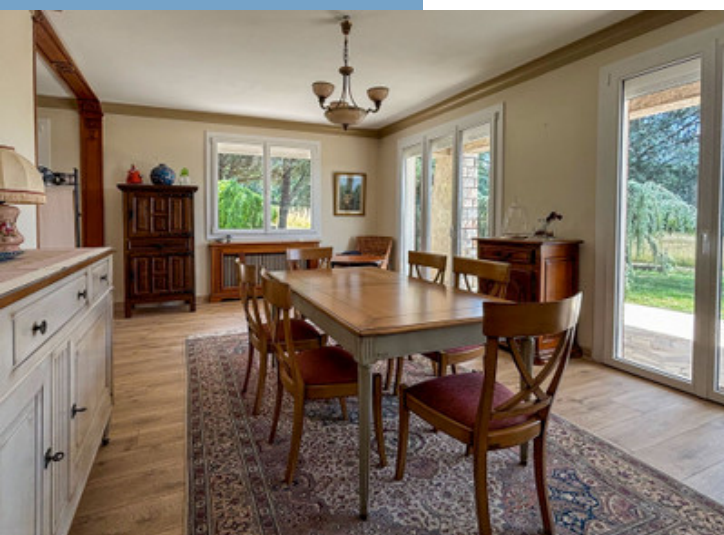




CHARMING RETREAT: SPACIOUS SUITES,  
RENOVATED BARN WITH PIZZA OVEN, CLOSE  
TO CITY CENTER



CHARMING RETREAT:  
SPACIOUS SUITES,  
RENOVATED BARN WITH  
PIZZA OVEN, CLOSE TO  
CITY CENTER...



PROPERTY FACT FILE	
REFERENCE	A30610SEF82
PRICE	€ 650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	220 m <sup>2</sup>
LAND	5597 m <sup>2</sup>
TOWN	Montauban
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Independent 30 m<sup>2</sup> outbuilding/gîte.
- Renovated old barn with terraces
- Two spacious master suites
- Renovated barn with terrace and pizza oven.
- Spaces to finish in the former garage.

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PIZZA OVEN, CLOSE TO  
CITY CENTER...

Ref : A30610SEF82

Discover this magnificent 210 m<sup>2</sup> property located just 5 minutes from the center of Montauban and 35 minutes from Toulouse Blagnac Airport. Nestled on a landscaped plot of 5570 m<sup>2</sup>, this home combines traditional charm with modern comfort. The main house features two master suites, a spacious bright living room with fireplace,

## DESCRIPTIF

A Charming Retreat in Montauban

Discover the timeless elegance of this sumptuous residence located on the outskirts of Montauban. Spanning a generous 210 m<sup>2</sup>, this house embodies the perfect marriage of tradition and modernity, nestled within a beautifully landscaped 5570 m<sup>2</sup> plot. Just five minutes from the historic center of Montauban and 35 minutes from Toulouse Blagnac International Airport, this property promises a serene and connected life, where each day invites you to relax and enjoy.

A Haven of Peace and Tranquility

Location:

5 minutes from the lively streets and historic treasures of Montauban  
35 minutes from Toulouse Blagnac Airport, facilitating your international getaways

Living Area:

210 m<sup>2</sup> of carefully arranged spaces for your comfort

Land Area:

5570 m<sup>2</sup> of lush gardens, where every corner breathes serenity

Green Zone:

A protected area ensuring absolute tranquility and preservation of your living environment

Elegance and Comfort

Spacious Living Areas:

Be charmed upon entry by a large, bright living room of 46 m<sup>2</sup>, where the majestic fireplace radiates comforting warmth, creating an atmosphere of conviviality and refinement. High ceilings and traditional French architectural details add a touch of sophistication to this welcoming space, where every moment spent is imbued with gentleness and well-being.

The independent kitchen of 19 m<sup>2</sup>, fully equipped, is a true paradise for gastronomy enthusiasts. Spacious and functional, it invites culinary creation and

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30610SEF82>

COMPLETE FILE AND PHOTO ON REQUEST



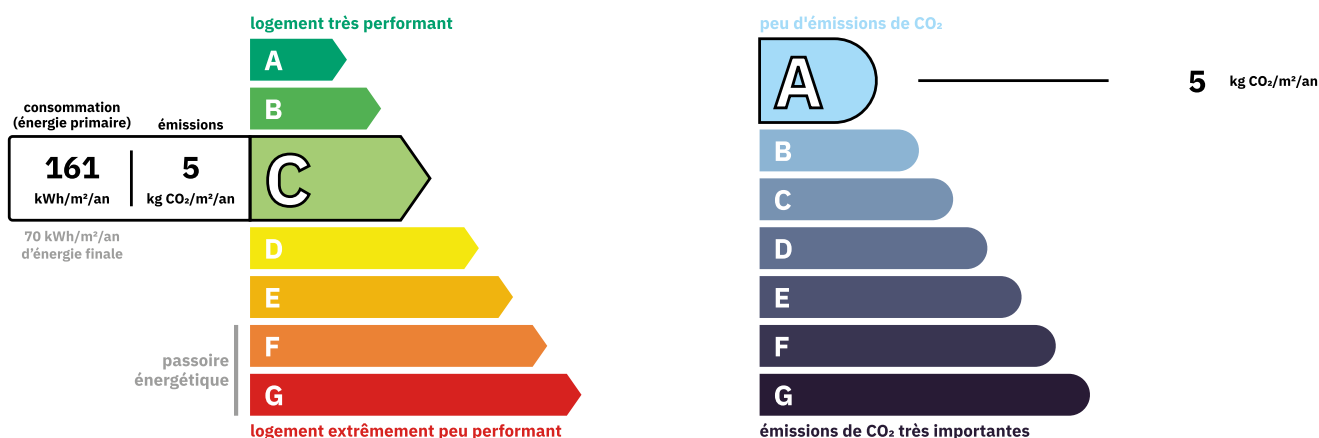


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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 1800 € and 2470€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A30610SEF82  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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