



House

CORNEBARRIEU (31)

528 000 €*

* Agency fees to be paid by the seller



170 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

This villa located in a green setting in a popular area and close to amenities exudes beautiful energy and is full of surprises and arranged to suit any type of family and for various projects.

The villa part is composed as follows: The entrance opens onto a huge living room of almost 60m² including a bright living room/lounge with insert and a fully equipped open kitchen. 3 bedrooms, the largest of which measures 18 m² with its dressing room, the second 15m² and the third 14m². A large bathroom with spa bath and walk-in shower of 9 m², WC, a laundry room of 19 m², a separate office of 15m².

To this accommodation must be added a 16 m² loggia opening onto the 30m² terrace facing the swimming pool. a 30 m² studio with independent entrance (photo 11) and a pretty 36 m² chalet converted into a T2 (ideal for older teenagers, entertaining friends, or for rentals).

On the comfort side, heating is provided by a heat pump (air/water) and on the pleasure side there is a fireplace with insert. The three bedrooms, the studio and the chalet are air-conditioned.

Concerning the exteriors, a superb 11 x 5 meter secure salt swimming pool with diving pit, and various places between idleness and relaxation areas in the oak trees...

In summary, this property has been designed and arranged for well-being and living well, all with modern comfort. In total more than 200m² usable, 4 WC, 3 bathrooms, and 4 to 5 bedrooms. Air/water heat pump (two-pipe radiator with thermostatic valve). Closed fireplace with green flame label.

Hot water provided by an electric vertical storage tank, tank capacity 300 L, coupled with a solar system. Electric air conditioning - Heat pump (divided - split type). VMC SF Hygro B ventilation. 10,000 liter buried tank (rainwater collected, treated and redistributed) Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Loïc CONAN

BESSENS (82170)

Agent

RSAC : 891 915 522 00017

Courts service city :
MONTAUBAN

(+33)6 49 23 53 43

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849861
Property type House
Year of construction 2010
Exposure S-W
View Vue sur Forêt, sur Jardin, sur Piscine

SURFACES

Living space 170 m²
Living room surface 58 m²
Land surface 1600 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 4
Number of bathrooms 1
Toilets count 4
Washrooms 2
Terrace 1

DPE/GES

DPE 106
GES 3

APPENDIX

Parking extérieur
Parking space 3
Videophone Oui

SERVICES

Air conditioning Yes
Heater électricité
Heater pompe à chaleur
Kitchen américaine
Swimming-pool Yes
Interpcom Yes



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
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