LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A25616CMC31 Price: 450 000 EUR

agency fees to be paid by the seller

Bright south-facing villa with exceptional panoramic views of the Pyrenees mountains







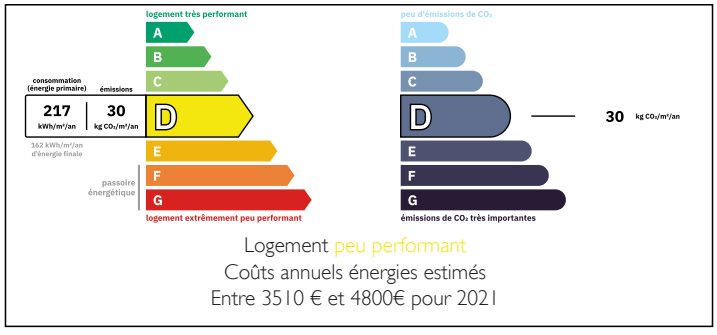








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3510 € et 4800€ pour 2021

INFORMATION

Town:	**Montréjeau**
Department:	**Haute-Garonne**
Bed:	**4**
Bath:	**3**
Floor:	**264 m2**
Plot Size:	**4200 m2**

IN BRIEF

Built in 1993 this lovely villa with appartement(s) has superb panoramic views across to the mountains.

There are 2 large sunny terraces, one on each floor and the property has:

* 4 bedrooms
* 3 bathrooms
* Double glazing
* Main drainage
* Portail automatique and intercom
* Electric shutters
* Fiber optic wifi
* Alarm
* 4200 m2 of land/garden

and is close to all the shops, services you require and schools, doctors, a train station and a lovely lake with pedalos, swimming, golf course and a restaurant.

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.

The property is in excellent condition, the kitchen and shower room have been recently renovated.

Ideal:







LOCAL TAXES

Taxe foncière:	**3744 EUR**

NOTES

DESCRIPTION

South facing spacious villa with 280 m2 living space, built using quality materials, with a contemporary interior.

The property has

- Large picture double glazed windows and patio doors
- Underfloor gas central heating throughout
- Electric gates with intercom
- Electric shutters controlled by an app allowing them to be opened and closed individually or all at the same time
- An alarm security system throughout the property
- Main drains
- Fibre optic Wi-Fi throughout the building

GROUND FLOOR LEVEL

ENTRANCE HALL (9.80 m2)
- Marble tiled floor
- Cupboards
- Staircase down to the ground floor

LIVING ROOM WITH DINING AREA AND KITCHEN (73 m20)
- Beautiful marble tiled floor throughout
- Patio doors out to the balcony – sunny and bright room with extraordinary views of the Pyrenees mountains
- Insert fireplace
- New kitchen installed in Sept 2023
- Built in oven
- Built in microwave
- Induction hob
- Modern extractor hood
- Tiled floor
- Patio doors out to the terrace
- Spotlights

BUREAU
- Marble floor tiles (same as the living area)
- Used as an office and games room currently