

FOR SALE Moissac: Beautiful 143m2 villa with private pool and breathtaking views

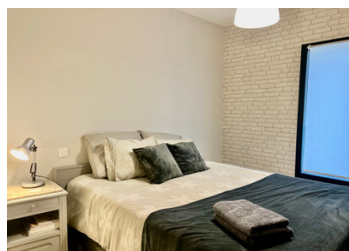


INFORMATION

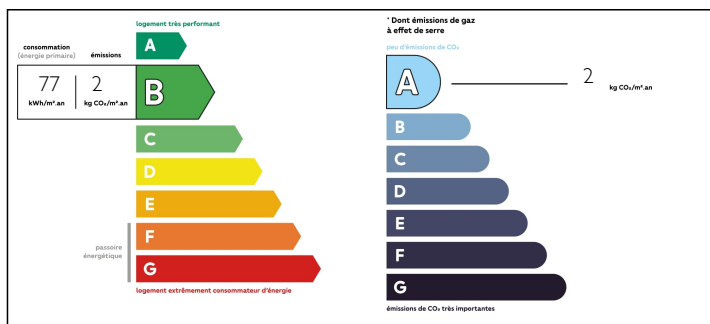
Town:	Moissac
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	143 m2
Plot Size:	3192 m2

IN BRIEF

For sale Moissac: This beautiful 143m2 villa is set in almost 3200m2 of wooded grounds with a private swimming pool and garden shed, just a few minutes from the town of Moissac and its shops and services.

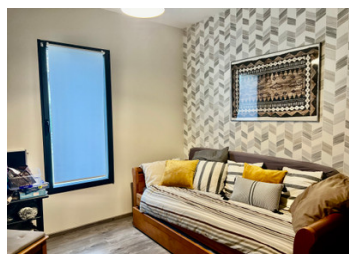


ENERGY - DPE



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

The entrance to the property is via a driveway leading to the parking area and garage with double electric doors.

The front door opens into a hall with cloakroom, and leads to the lounge and dining room, which are very bright thanks to two large picture windows giving access to two terraces (one of which is covered) with uninterrupted views over the town and countryside.

The fully-equipped kitchen opens onto the dining room, and a side door provides access to the garage, which is currently used as a storage area, boiler room and pantry.

The hallway leads to a master suite with private shower room and toilet, three bedrooms with storage space, a bathroom with shower, bath and double washbasin unit, a study and a separate toilet.

NOTES

The entire house is heated by a heat pump and a recently installed wood-burning stove, there are towel warmers in the shower room and bathroom, the property is also equipped with a water softener, and the mains drainage is individual and recent. No work required!

The garden is partially fenced, planted with trees and flowers, and features a private swimming pool (8m x 4m) surrounded by a wooden deck, a garden shed for storing the equipment needed to maintain the grounds and a well that supplies the garden with water.

The property is just a few minutes from the town's shops and services, the historic centre of Moissac and the train station.

The motorway is a 14-minute drive away, and Toulouse and its airport can...