



**VIALEX** International

Immobilier SAS

**Ref**  
**82719**



**Price including commission**  
**375 000€**

Commission 6,8%  
Price excluding commission  
351 000€

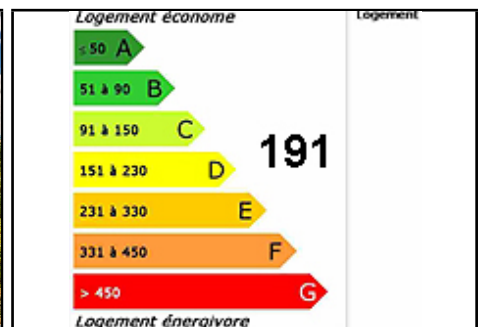
A very smart contemporary villa set in 1/2 acre gardens with swimming pool and far reaching views, nr Moissac, Tarn et Garonne. Set in the hills above Moissac and with splendid views. Driveway from a quiet country road leading to ample parking and to the car port at the side of the house. Entrance hall leading to a spacious and light living room/dining room ( 8.5m x4.0m) with tiled floor, fireplace, beamed ceiling and patio doors out to a large covered dining terrace. Views from here over Moissac towards the Pyrenees. Small studio (bed 4) with shower room and kitchenette. Large study with beamed ceiling and views. There is a fully fitted kitchen/dining room. From a rear hall, 3 bedrooms with tiled floors and a modern bathroom. Under the house is a garage/workshop.

The house is set in 2082m2 mature gardens with lawns, shrubs, palms and in the centre, the salt water swimming pool with sunny terraces, security cover and views down into the valley.

An excellent quality home with central heating, air conditioning, double glazing and above all a lovely location with views. From this residential area it is just a five minute drive down to the historic market town of Moissac, on the River Tarn.

Toulouse international airport 45mis only.

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**Bedrooms** 3-4    **Reception** 1    **Bathrooms** 2    **Central Heating** YES    **Swimming Pool** YES  
**Drainage** Mains drains    **Floorspace** 149m2    **Taxes Foncières** 2376€    **Mandate N°** 2903

All measurements are approximate. Agency commission, included in the price, payable by the buyer.

