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## Set of two residential houses in the heart of a wooded park with swimming...

Tarn , Occitanie



# €449,000

inc. of agency fees

5 Beds   2 Baths   218 sqm   1.78 ha

Located 10 km from Albi, these two independent homes are located on a wooded and completely fenced plot of almost two hectares. On the first house, the entrance opens onto a pleasant living room bathed...

### At a Glance

|                  |             |                |          |                  |          |
|------------------|-------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAT6615 | <b>Near to</b> | Toulouse | <b>Price</b>     | €449,000 |
| <b>Bed</b>       | 5           | <b>Bath</b>    | 2        | <b>Hab.Space</b> | 218 sqm  |
| <b>Land</b>      | 1.78 ha     | <b>Pool</b>    | Yes      | <b>Land Tax</b>  | N/A      |

### Property Description

Located 10 km from Albi, these two independent homes are located on a wooded and completely fenced plot of almost two hectares. On the first house, the entrance opens onto a pleasant living room bathed in light of 60sqm as well as a fully equipped open kitchen. A few steps separate the sleeping area where there are three bedrooms with cupboards and a bathroom. The semi-basement accommodates a laundry area as well as a

garage for two vehicles. The second house with a surface area of approximately 80sqm benefits from a large, warm living room with a view of the park. A WC and a garage complete the ground floor. Upstairs, the sleeping area houses two bedrooms and a bathroom. The exterior offers a beautiful landscaped and wooded garden of almost 2 hectares. The swimming pool, bowling alley and terraces invite you to relax with family and friends and constitute the ideal green setting to enjoy the countryside just a stone's throw from the city. This place is ideal for family reunion, tourism rental or any other project. 5 x 10 salt pool Chalet with sauna Photovoltaic Panels Albi: 15 min Toulouse: 55 min ENERGY CLASS: C/ CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices of the year 2021: between 770 euros and 1100 euros Information on the risks to which this property is exposed is available on the Géorisks website for the areas concerned:

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 5                 |
| Bathrooms      | 2                 |
| Price          | €449,000          |

## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1989    |
| Internal Area: | 218 sqm |
| Land Area:     | 1.78 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Occitanie



## Gallery





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