

[Click to view MFH-EAT6683](#)

Mansion with swimming pool in the heart of a wooded park

Tarn , Occitanie



€465,000

inc. of agency fees

5 Beds 1 Baths 225 sqm 0.47 ha

Halfway between ALBI and RODEZ, this magnificent mansion built at the end of the 19th century offers 225sqm of living space in the heart of a green setting with multiple century-old trees. From the entrance,...

At a Glance

Reference	MFH-EAT6683	Near to	Toulouse	Price	€465,000
Bed	5	Bath	1	Hab.Space	225 sqm
Land	0.47 ha	Pool	Yes	Land Tax	N/A

Property Description

Halfway between ALBI and RODEZ, this magnificent mansion built at the end of the 19th century offers 225sqm of living space in the heart of a green setting with multiple century-old trees. From the entrance, the tone is set: character, high ceilings, brightness thanks to the numerous openings. A large crossing corridor distributes the living rooms. The independent kitchen offers a comfortable and family dining space. The

living room, cozy and elegant, constitutes a privileged relaxation space with its wood stove. The perfectly preserved original staircase leads to the upper floors. The first level, entirely parqueted, houses 3 beautiful bedrooms with generous volumes and sober and contemporary decoration. They each offer a clear view of the surrounding countryside. A modern bathroom with a walk-in shower and double sinks is located between the bedrooms. An intimate office completes the ensemble. Finally the attic, cleverly fitted out and insulated, offers two additional bedrooms, a bathroom with shower and bathtub and multiple storage areas. The exterior spaces are commensurate with the interior services. The enclosed and perfectly maintained park contains noble species. At the rear of the residence is the swimming pool and its fully equipped and furnished pool house. A large garage and intimate terraces complete the services. Life in the countryside in luxury comfort, such is the compromise offered by this exceptional house. Pellet and wood boiler Compliant individual sanitation Fitted cellar Carmaux wells: 10 minutes Albi: 25 minutes Rodez: 35 minutes ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on prices of energy of the year 2021: between 2,150 euros and 2,980 euros Information on the risks to which this property is exposed is available on the Géorisks website:

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€465,000

Key Information

Year Built:	1895
Internal Area:	225 sqm
Land Area:	0.47 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates