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Loft in a former 19th century factory

Tarn-et-Garonne , Occitanie



€375,000

inc. of agency fees

5 Beds 1 Baths 384 sqm 0.09 ha

In a loft spirit, this former hat factory of 384sqm has retained all its soul thanks to a quality renovation. Its brick blast furnace chimney, its stone floors, and its magnificent framework take us back...

At a Glance

Reference	MFH-EAT6703	Near to	Toulouse	Price	€375,000
Bed	5	Bath	1	Hab.Space	384 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

Property Description

In a loft spirit, this former hat factory of 384sqm has retained all its soul thanks to a quality renovation. Its brick blast furnace chimney, its stone floors, and its magnificent framework take us back to its history; As for its double-glazed wooden windows, its underfloor heating and its insert fireplace, they provide excellent comfort. An exotic wood passageway leads to the upper rooms and provides them with a terrace area overlooking an interior garden facing south/west. Thus, the 4 bedrooms upstairs almost all have an exterior and a bathroom with toilet. A second garden of 300sqm opens directly onto the living rooms on the ground

floor, namely a kitchen, a large reception room with bar, a projection room, a bedroom and its bathroom meeting disabled standards, and a workshop with mezzanine and bathroom. Your imagination can give free rein to all types of projects: guest rooms, internships, artist residencies, exhibitions, seminars? But its layout also makes it possible to accommodate a family with its schools and businesses in the village. Motorway access 10 km, beautiful location between the Aveyron gorges and Quercy. ENERGY CLASS D / CLIMATE CLASS D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR4,150 and EUR5,680 Information on the risks to which this property is exposed are available on the G eorisks website:

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€375,000

Key Information

Year Built:	1890
Internal Area:	384 sqm
Land Area:	0.09 ha
Has a Garden	Yes

Location: Occitanie



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