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19th century house to be reinterpreted at the gates of Gaillac

Tarn , Occitanie



€295,000

inc. of agency fees

3 Beds 1 Baths 230.15 sqm 0.22 ha

Located on the edge of the village of Técoü, this beautiful building from 1820 erected on a plot of 2200 sqm offers great potential and is just waiting to experience a second youth. From the entrance,...

At a Glance

Reference	MFH-EAT6964	Near to	Toulouse	Price	€295,000
Bed	3	Bath	1	Hab.Space	230.15 sqm
Land	0.22 ha	Pool	No	Land Tax	N/A

Property Description

Located on the edge of the village of Técoü, this beautiful building from 1820 erected on a plot of 2200 sqm offers great potential and is just waiting to experience a second youth. From the entrance, the old charm operates with its terracotta floors and exposed beams. On one side, a cozy living room houses an impressive open fireplace, and on the other, the dining room and kitchen giving access to the outside. A laundry room of

more than 30sqm and a WC complete this level. The first floor houses the sleeping area with generous volumes. Three bright bedrooms, one with a bathroom, find their place there. A bathroom and a toilet complete the package. The adjoining garden is flat, wooded and fenced. It constitutes the ideal green setting to enjoy the outdoors. A garage and an adjoining barn of more than 60sqm offer great potential to exploit. Its bucolic and green environment, in the immediate vicinity of the city while being very calm, as well as its strong potential, make this property of character a favorite which is just waiting to be invested in a new project. Visual layout proposal for the living room. Well Garage and barn School and shops 1km Gaillac 10 min Albi 15 min Toulouse 35 min ENERGY CLASS: E/ CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, based on local energy prices year 2021: between 4020 and 5480 euros. Information on the risks to which this property is exposed is available on the G eorisks website:

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€295,000

Key Information

Year Built:	1820
Internal Area:	230.15 sqm
Land Area:	0.22 ha
Has a Garden	Yes

Location: Occitanie



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