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Beautiful villa with swimming pool in a privileged environment

Tarn , Occitanie



€398,000

inc. of agency fees

3 Beds 2 Baths 151 sqm 0.2 ha

In the inner suburbs of Albigensian, just a few minutes from all shops and services, this 1997 villa offers careful services. As soon as you enter, the eye is drawn to the open living room: high ceilings,...

At a Glance

Reference	MFH-EAT5006	Near to	Toulouse	Price	€398,000
Bed	3	Bath	2	Hab.Space	151 sqm
Land	0.2 ha	Pool	Yes	Land Tax	N/A

Property Description

In the inner suburbs of Albigensian, just a few minutes from all shops and services, this 1997 villa offers careful services. As soon as you enter, the eye is drawn to the open living room: high ceilings, exposed beams, insert, all with large openings letting in beautiful light. The functional kitchen has plenty of storage space. From mid-season, the SOUTH-facing veranda completes the surface area of the living room. Two

bedrooms, one with a dressing area, share a bathroom. The latter, recently redone, offers a bathtub and a walk-in shower. Upstairs, the mezzanine currently serves as an office. To complete the services of this house, a third bedroom with bathroom is nestled in the tower. No less than 2000 sqm of land surrounds the house. Out of sight thanks to the vegetation, it will be possible to enjoy the indoor swimming pool in complete peace and quiet (mobile elements). Careful services Garage with motorized gate and independent pantry/laundry area Automatic entrance gate Recent autonomous sanitation in compliance Fiber gas heating ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, from energy prices for the year 2021: between 1,620 euros and 2,240 euros Information on the risks to which this property is exposed is available on the Géorisks website:

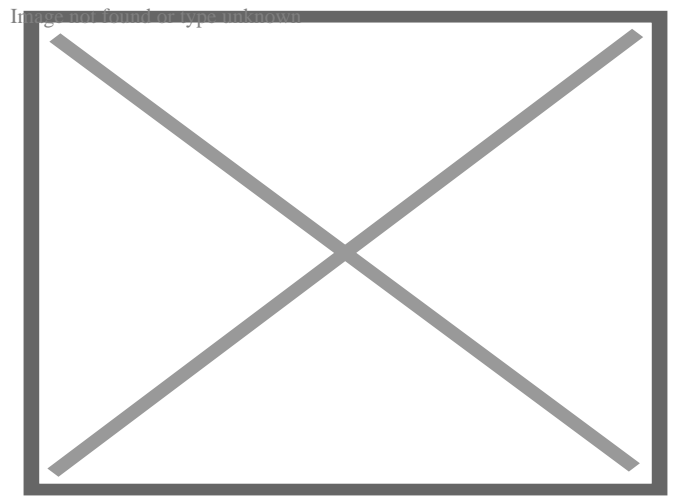
Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€398,000

Key Information

Year Built:	1997
Internal Area:	151 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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