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## Renovated country house with swimming pool and wooded park

Tarn , Occitanie



# €585,000

inc. of agency fees

3 Beds   2 Baths   250 sqm   6.19 ha

This magnificent 250 sqm property, nestled in the heart of a bucolic setting in Lavaur, embodies the art of living in the countryside. All ideally located a stone's throw from the motorway. This property...

### At a Glance

<b>Reference</b>	MFH-EAT7870	<b>Near to</b>	Toulouse	<b>Price</b>	€585,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	250 sqm
<b>Land</b>	6.19 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This magnificent 250 sqm property, nestled in the heart of a bucolic setting in Lavaur, embodies the art of living in the countryside. All ideally located a stone's throw from the motorway. This property offers a peaceful living environment surrounded by nature with its 6 hectares of private woods. The place is perfect for nature lovers or for developing an equestrian or agricultural project.

On the ground floor, the charm of the renovated old building is immediately felt. A fully furnished and equipped kitchen as well as two large living rooms open onto the outside, creating a perfect harmony between the interior and the surrounding nature. This level also serves a room to be fitted out as well as an office and a bathroom.

A beautiful stone staircase leads to the 1st floor, dedicated to the sleeping area, which consists of two beautiful suites, each offering a private bathroom and built-in cupboards.

On the 2nd floor are the attic spaces which are currently organized into 4 open rooms. This space currently includes a bedroom, a bathroom and two other rooms to be reinvented according to the desires and needs of each, offering great flexibility of layout.

For more comfort, the floors are air-conditioned.

The exterior, meanwhile, consists of a vast wooded area. On the relaxation side, a swimming pool and three beautiful terraces suggest good times together.

The house also has an independent office of 25 sqm which can be the ideal place for a liberal profession.

Heat pump through chimney air conditioning

Double glazing

Swimming pool 5x12m (glass filtration)

Schools, shops and amenities: 10 min

Train station: 3 min

Motorway access: 5 min Toulouse: 30 min

**ENERGY CLASS: C / CLIMATE CLASS: A**

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 2,296 euros and 3,106 euros per year.

Information on the risks to which this property is exposed is available on the G eorisques website

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€585,000

## Key Information

Year Built:	1949
Internal Area:	250 sqm
Land Area:	6.19 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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