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## Architect's house from the 60s with swimming pool

Tarn , Occitanie



**€570,000**

inc. of agency fees

4 Beds   1 Baths   163 sqm   0.29 ha

This charming 163 sqm house, located in the center of Gaillac, is a real gem for those looking for a peaceful and refined living environment, while being close to amenities. It combines the charm of the...

### At a Glance

<b>Reference</b>	MFH-EAT8042	<b>Near to</b>	Toulouse	<b>Price</b>	€570,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	163 sqm
<b>Land</b>	0.29 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This charming 163 sqm house, located in the center of Gaillac, is a real gem for those looking for a peaceful and refined living environment, while being close to amenities. It combines the charm of the past with a modern renovation, creating a unique living space. On the ground floor is a magnificent, bright living room with beautiful volumes and an optimized layout. The large openings fill this space with natural light. The

stove creates a warm and welcoming atmosphere. You then access a very functional, furnished open kitchen. The whole represents a surface area of 60sqm. The sleeping area has four beautiful modern bedrooms, as well as a shower room and a bathroom guaranteeing comfort and practicality on a daily basis. Upstairs, an office bathed in light will be perfect for a professional activity or for leisure. From this space, you access a pretty balcony with a view of the garden and the city of Gaillac. This level also offers four adjoining rooms to reinvent according to the needs and desires of each. The house is located in the heart of a wooded plot of 2,800 sqm including a pretty south-west facing terrace and a swimming pool. All without vis-à-vis. Heating: Heat pump, air conditioning, wood stove Double glazing PVC wood Swimming pool (3 x 5m chlorine)

Shops, schools and transport: less than 5 minutes Train station: 800 meters Motorway access: 7 minutes Toulouse: 40 minutes ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the years 2021, 2022, 2023: between 1,680 euros and 2,340 euros per year. Information on the risks to which this property is exposed is available on the Géorisques website

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€570,000

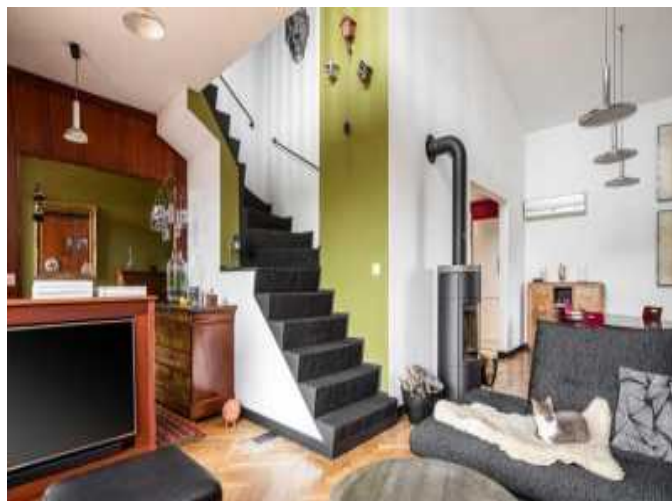
## Key Information

Internal Area:	163 sqm
Land Area:	0.29 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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