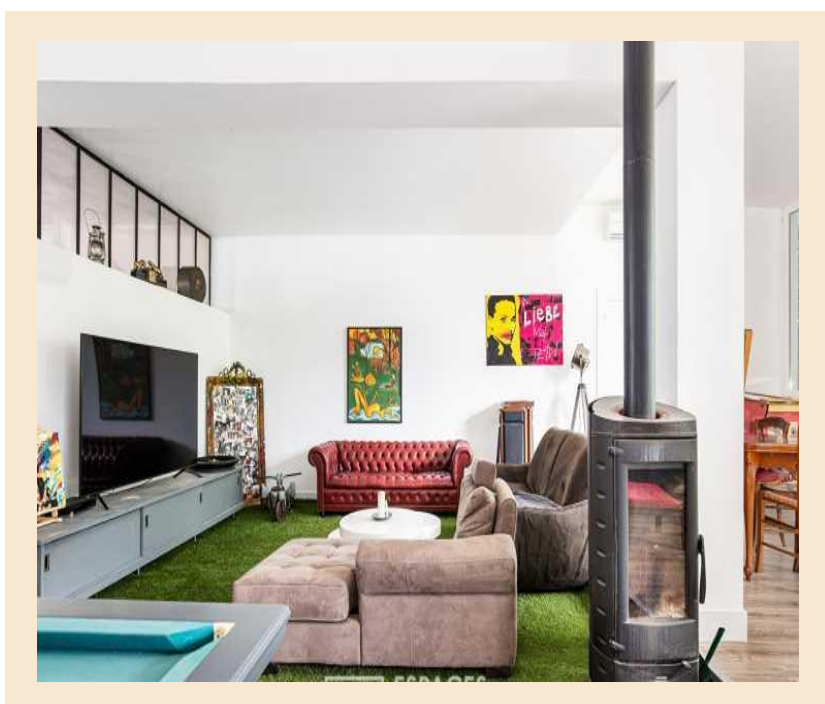


[Click to view MFH-EAT8126](#)

Former tannery renovated with swimming pool and artist's studio

Tarn , Occitanie



€495,000

inc. of agency fees

6 Beds 1 Baths 319 sqm 0.06 ha

Located in Briatexte, a stone's throw from amenities, this former tannery, completely renovated in a loft style, offers 319 sqm of living space. The ground floor opens onto a large living room of over...

At a Glance

Reference	MFH-EAT8126	Near to	Toulouse	Price	€495,000
Bed	6	Bath	1	Hab.Space	319 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

Property Description

Located in Briatexte, a stone's throw from amenities, this former tannery, completely renovated in a loft style, offers 319 sqm of living space.

The ground floor opens onto a large living room of over 100 sqm, in the center of which is a wood stove, creating a warm atmosphere and conducive to friendly moments with family or friends.

On either side, there are two bedrooms, one with a private bathroom, as well as a laundry room.

A bright 40 sqm workshop, benefiting from light through large glass windows, connects this space to a huge garage of over 450 sqm.

Upstairs, a large open room leads to a gym equipped with a sauna, a bathroom, a shower room, a toilet, as well as four spacious bedrooms.

Access can also be via an external staircase, thus offering the possibility of redeveloping the premises to create a second independent home, if desired.

Outside, a first terrace, nestled in a green setting, offers a soothing view of the river.

Here, a staircase leads to a second terrace with swimming pool offering a dominant panoramic view.

This unique living space, combining charm and creativity, offers multiple possibilities.

It can be adapted to various creative projects, crafts or storage space for example.

Namely, the business is also for sale for an amount of 200,000 Euros.

Photovoltaic panels

Air conditioning

Salt pool 480sqm hangar

Private access to the banks

Schools and shops in the immediate vicinity

Lavaur: 15min

Albi: 30min

Toulouse: 35min

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 2270 and 3150 euros. Information on the risks to which this property is exposed is available on the Géorisques website:

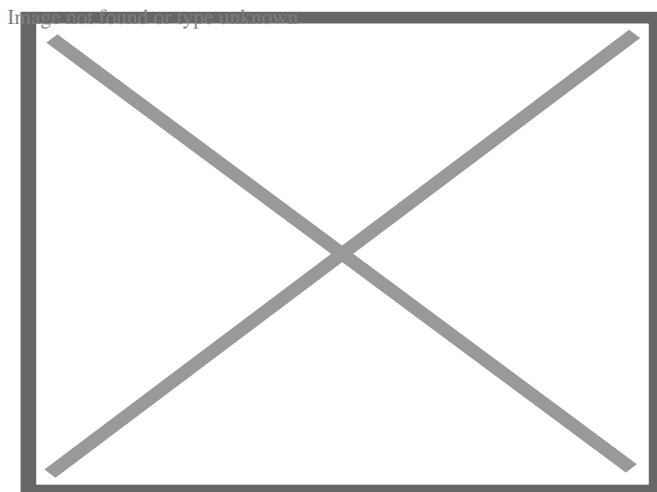
Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€495,000

Key Information

Internal Area:	319 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Occitanie



Gallery





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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