

## Architect's house with swimming pool

Tarn , Occitanie



**€1,260,000**

inc. of agency fees

4 Beds      397 sqm      0.94 ha

Located equidistant from Albi and Toulouse, this architect-designed house illustrates the perfect union of beautiful materials by developing an area of 397sqm on a large landscaped garden. The entrance...

### At a Glance

**Reference** MFH-EAT7715

**Bed** 4

**Land** 0.94 ha

**Near to** Toulouse

**Pool** Yes

**Price** €1,260,000

**Hab.Space** 397 sqm

**Land Tax** N/A

### Property Description

Located equidistant from Albi and Toulouse, this architect-designed house illustrates the perfect union of beautiful materials by developing an area of 397sqm on a large landscaped garden.

The entrance opens onto a large, bright living room and a veranda offering a breathtaking view of the garden to enjoy moments of relaxation throughout the year.

A fully equipped and functional modern kitchen completes the living rooms.

The sleeping area on the ground floor consists of two suites, each with its own bathroom, offering comfort

and privacy, and one including a dressing room.

The upper floor accommodates two other spacious suites, each with a magnificent view of the garden.

Here, the key words are volume and brightness.

This house also benefits from an entire basement accessible by elevator or stairs.

This space first serves a large garage which has a charging station for electric cars and which can park several vehicles.

The basement also has plenty of storage space as well as a fully equipped home cinema to feel like you're at the cinema but at home! It also has a relaxation room with a jacuzzi and sauna to relax in but also a space to do sports.

A fitted wine cellar will delight oenophiles. Finally, a multipurpose room, currently used as an office, is ideal for a remote professional activity or even a liberal profession.

The exterior, meanwhile, consists of a large 9429 sqm garden with trees and a heated swimming pool, surrounded by a beautiful terrace, a pond with an automatic cleaning system.

An outbuilding, close to the swimming pool, houses a summer kitchen as well as a bedroom and its bathroom.

Geothermal wood insert

Double glazing Heated salt water swimming pool

Shops, amenities and schools: 10 minutes

Train station: 10 minutes

Motorway access: 20 minutes

Albi and Toulouse: 30 minutes

**ENERGY CLASS: B / CLIMATE CLASS: A** Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 1,733 euros and 2,345 euros. Information on the risks to which this property is exposed is available on the G orisques website

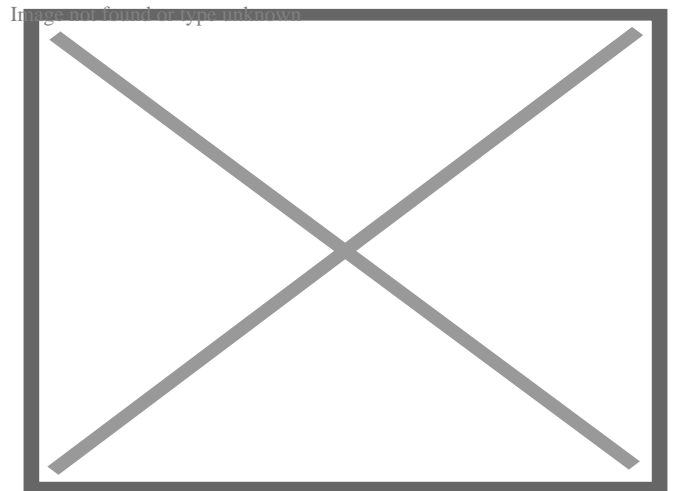
## Summary

Property type:	House
Bedrooms:	4
Price	€1,260,000

## Key Information

Year Built:	2011
Internal Area:	397 sqm
Land Area:	0.94 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery



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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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