

[Click to view MFH-EAT8062](#)

Beautiful characterful residence

Tarn , Occitanie



€655,000

inc. of agency fees

10 Beds 6 Baths 555 sqm 0.28 ha

This splendid 555 sqm house is located in Roquecourbe, 10 minutes from the city center of Castres. At the end of an avenue of century-old trees, the facade of the building is revealed, all in length,...

At a Glance

Reference	MFH-EAT8062	Near to	Toulouse	Price	€655,000
Bed	10	Bath	6	Hab.Space	555 sqm
Land	0.28 ha	Pool	No	Land Tax	N/A

Property Description

This splendid 555 sqm house is located in Roquecourbe, 10 minutes from the city center of Castres. At the end of an avenue of century-old trees, the facade of the building is revealed, all in length, on three levels, in a park of approximately 2,800 sqm.

The south-facing living space of 235 sqm overlooking the garden occupies the entire ground floor. It consists of a high-quality, bright kitchen, a dining room, a large living room, a boudoir, an entrance and an office.

A closed space of 38 sqm with large bay windows completes this ensemble which can be used as a gym, reception room or winter garden. Renovation work is to be expected to reveal the potential of this exceptional property without common measure.

Indeed, a 50 sqm laundry room, a games room and a workshop to be renovated with its independent entrance offer a multitude of facilities. It can be used for several purposes: gites, guest rooms, receptions.

Upstairs, the six bedrooms equipped with a water point, all personalized, are distributed along a corridor.

The second floor under the attic is organized around four bedrooms to renovate, cupboards along the entire length of the corridor as well as a huge attic that is just waiting to be exploited.

Fireplaces

Gas heating

Mains drainage.

Outbuildings

Closed garages of 90 sqm

Shops, amenities and schools: 2 minutes on foot

Train station: 15 minutes

Motorway access: 20 minutes

Albi: 37 minutes

Toulouse: 1 hour 25

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 8,180 euros and 11,100 euros.

Information on the risks to which this property is exposed is available on the Géorisques website

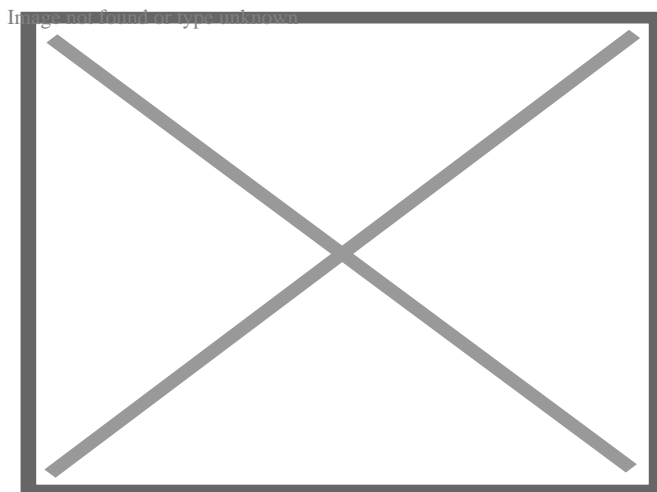
Summary

Property type:	House
Bedrooms:	10
Bathrooms	6
Price	€655,000

Key Information

Internal Area:	555 sqm
Land Area:	0.28 ha
Has a Garden	Yes

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates