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## House for sale in Tarn

Castres , Tarn , Occitanie



# €755,000

inc. of agency fees

5 Beds      275 sqm      0.31 ha

Located in Castres is this beautiful property for sale comprising a 270m<sup>2</sup> villa and a gîte. The main house has an entrance hall, living...

### At a Glance

<b>Reference</b>	MFH-ADF1626490	<b>Near to</b>	Castres	<b>Price</b>	€755,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	275 sqm
<b>Land</b>	0.31 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Castres is this beautiful property for sale comprising a 270m<sup>2</sup> villa and a gîte. The main house has an entrance hall, living room, sitting room with fireplace, dining room, kitchen, breakfast room, a study, bathroom, washroom, toilet, five bedrooms and a storage cellar. There is a garage and 3100m<sup>2</sup> of fenced land with trees.

You will appreciate being in the town centre, to be able to commute by bicycle or other and have all

commerce and services a couple of minutes away. You will enjoy relaxing in the wooded garden.

An outdoor staircase leads to the house which has one floor, constructed on a cellar and crawlspace.

A 13m<sup>2</sup> entrance hall awaits inside which serves, to the right, the 30m<sup>2</sup> living room, the 23m<sup>2</sup> sitting room with fireplace, a 15m<sup>2</sup> study also with fireplace and a 21m<sup>2</sup> bedroom. A second bedroom, 14m<sup>2</sup>, is accessed from the study, as well as a 14m<sup>2</sup> bathroom with toilet and another 14m<sup>2</sup> bedroom.

A long, 20m<sup>2</sup> corridor with shiny wooden flooring serves the fourth bedroom, 20m<sup>2</sup>, which is a master suite with 9m<sup>2</sup> washroom and a toilet. The fifth bedroom is 14m<sup>2</sup> and is next to the stairs leading to the cellar. At the end of the corridor is the 11m<sup>2</sup> kitchen which enjoys lots of natural light, is fully equipped and connects with the 20m<sup>2</sup> breakfast room which has access to the outside to the rear of the villa and the garden. The breakfast room connects also with the 34m<sup>2</sup> dining room.

The basement has access from the interior and exterior of the house. It has a 30m<sup>2</sup> cellar where the oil tank is located. The basement also has two other storage rooms and a wine cellar.

Outside is a small house serving as a gîte. A staircase leads up to the main living room, 45m<sup>2</sup> with an open kitchen. A small corridor leads to a 6m<sup>2</sup> bathroom, a toilet and an 18m<sup>2</sup> bedroom. A ground floor room serves as office and another as storage.

The roof is covered in tile. Construction is traditional. Heating and hot water are supplied by oil. Windows are PVC and wooden framed and double glazed. The house has wooden flooring throughout except the kitchen. The windows have sunshades. The property has an individual sewage system.

This house is perfect for a family home with a comfortable and pleasant atmosphere reigning inside. The spacious volumes will allow you to spread out and allow private space. The splendid mini grounds are 3100m<sup>2</sup> and may be built upon should an eventual project arise.

You will be in Castres, 1h15 from Toulouse and its airport, 40 mins from Albi, 1h45 from the Mediterranean, 2h40 from skiing, 2h45 from Spain and 3h50 from the Atlantic.

## Summary

Property type:	House
Bedrooms:	5
Price	€755,000

## Key Information

Internal Area:	275 sqm
Land Area:	0.31 ha

## Location: Occitanie



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