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## Rare bourgeois home in the Tarn

Saint-Sulpice-la-Pointe , Tarn , Occitanie



# €529,000

inc. of agency fees

6 Beds   3 Baths   266 sqm   840 sqm

Spacious bourgeois home with a large terrace and a pool for sale in the Tarn, just 25 minutes from Toulouse. Charming!

### At a Glance

<b>Reference</b>	MFH-RHC2664	<b>Near to</b>	Toulouse	<b>Price</b>	€529,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	266 sqm
<b>Land</b>	840 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located just 25 minutes from Toulouse, this enchanting bourgeois residence offers approximately 266 sqm of living space, set on a private 800 sqm plot complete with a pool. With six bedrooms and three shower rooms, this home exudes charm and elegance from the moment you step onto the front porch.

The unique entrance hall leads to a beautifully appointed living room, a dining room featuring a marble

fireplace, and a fully equipped kitchen—all bathed in natural light. Floor-to-ceiling windows and high ceilings create a sense of spaciousness and grandeur throughout the home.

Outside, a large terrace and a secluded swimming pool offer the perfect retreat for relaxation and entertainment. The beautifully landscaped garden, adorned with mature trees, adds to the property's allure. Additionally, a the washhouse below completes the outdoor amenities.

Saint-Sulpice-la-Pointe, located in the Tarn department, is just 30 minutes from Albi, Toulouse, and Montauban. This vibrant town offers a wealth of cultural and community activities, high-quality facilities, and a well-preserved environment, making it an ideal place to call home. This residence is more than just a house; it's a sanctuary where elegance meets comfort.

## The Accommodation

### The ground floor

- Entrance hallLiving room with kitchen
- Back kitchen
- Dining room
- Laundry room
- Bedroom 1
- Bedroom 2
- Powder room
- Bathroom
- Desk

### The first floor

- Large landing with dressing room
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Bathroom
- Small attic

## Outside

- Terrace suspended, accessed from the dining room. (8 x 4 m)
- Swimming pool: 8x4 m with the shallow end at 1 m, pump to be replaced, hydrogen peroxide treatment.
- Garden with well
- Unobstructed view

- Garage

## **The Area and Access**

- Toulouse: 25 minutes
- Albi: 30 minutes
- Toulouse Blagnac Airport : 42 minutes

*Don't miss the opportunity to experience the charm and tranquillity of this ex*

### Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

### And Before You Ask

Exposure:	West
Heating System:	Central heating (gas)
Reason for selling:	Familial reasons
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€1771.00

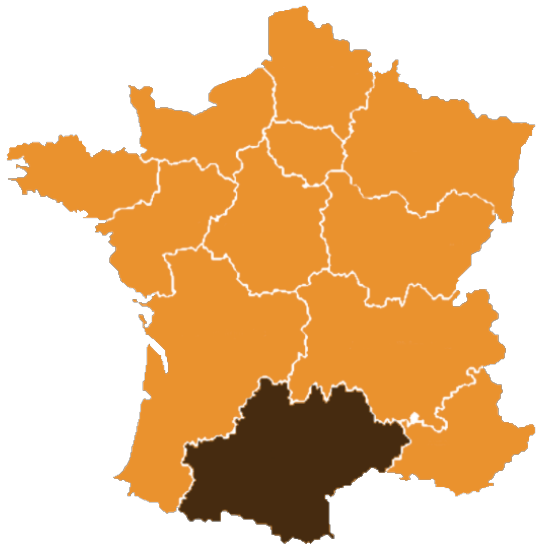
### Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€529,000

### Key Information

Year Built:	1902
Internal Area:	266 sqm
Land Area:	840 sqm
Floor:	2
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

**Location: Occitanie**



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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**

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