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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**





## Gallery















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**C. BAUER – Sunday Times**

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