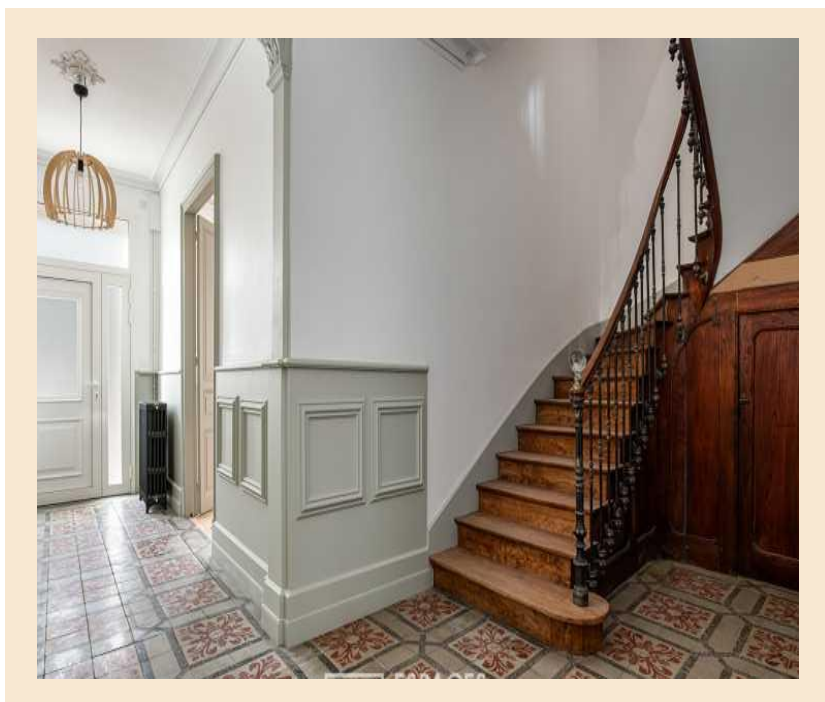


[Click to view MFH-EAT8120](#)

## Renovated townhouse with garden in Albinque

Tarn , Occitanie



# €365,000

inc. of agency fees

3 Beds   2 Baths   152 sqm   0.02 ha

Located in the sought-after Albinque district of Castres, this elegant renovated townhouse covers a generous surface area of 152 sqm spread over three levels. With its spacious living spaces, three bedrooms,...

### At a Glance

<b>Reference</b>	MFH-EAT8120	<b>Near to</b>	Toulouse	<b>Price</b>	€365,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	152 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the sought-after Albinque district of Castres, this elegant renovated townhouse covers a generous surface area of 152 sqm spread over three levels.

With its spacious living spaces, three bedrooms, an office, and a modern kitchen, this atypical property combines old-world charm and contemporary comfort, with no work required.

As soon as you enter, the authentic character of the place is revealed through carefully preserved period features such as the moldings and the solid wood staircase.

The ground floor accommodates the living areas. The space is composed of a warm living room as well as a fitted and equipped kitchen, open to the dining room. A large bay window provides direct access to the terrace, creating a perfect continuity between the interior and the exterior.

The first floor offers a master bedroom with its own bathroom, a second bedroom, an office, as well as another bathroom, this time independent.

The top floor, under the roof, reveals an air-conditioned bedroom offering an intimate and comfortable space.

Outside, the house benefits from a charming terrace extended by a garden, offering a peaceful setting in the heart of the city.

Thanks to its ideal location, all amenities are accessible on foot, reinforcing the practical aspect of this property.

Its calm and residential environment makes it a true haven of peace, the ideal cocoon for a fulfilling urban family life.

This townhouse combines energy performance and character. Ideally renovated, it combines elegance and functionality, making this property a definite favorite for lovers of unique and singular places, a stone's throw from the city center of Castres.

Gas boiler / Air conditioning on the top floor

Double glazing

Shops, schools, transport: in the immediate vicinity Access to the ring road: 5 min

Castres-Mazamet airport (daily connections to Paris): 12 min

Toulouse: 1h10

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the years 2021, 2022, 2023: between 1,540 euros and 2,160 euros per year.

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

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€365,000

## Key Information

Internal Area:	152 sqm
Land Area:	0.02 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