

[Click to view MFH-EAT8491](#)

## Charming building with gîtes and swimming pool

Tarn , Occitanie



# €398,000

inc. of agency fees

5 Beds      268 sqm      0.44 ha

Nestled in a peaceful hamlet in the commune of Graulhet, this building full of history combines old-world charm and modern comfort. It is composed of a main house of 139sqm as well as two independent...

### At a Glance

**Reference** MFH-EAT8491  
**Bed** 5  
**Land** 0.44 ha

**Near to** Toulouse  
**Pool** Yes

**Price** €398,000  
**Hab.Space** 268 sqm  
**Land Tax** N/A

### Property Description

Nestled in a peaceful hamlet in the commune of Graulhet, this building full of history combines old-world charm and modern comfort. It is composed of a main house of 139sqm as well as two independent gîtes. The wooden floors and stone walls bear witness to the authenticity of the property.

Inside, the well-designed volumes and harmonious distribution of the rooms create a warm and friendly atmosphere. On the ground floor is the kitchen open to the dining room. The living room, meanwhile, is bathed in light thanks to large bay windows, inviting you to relax and offering a breathtaking view of the garden.

Upstairs, the parental suite, with a cozy spirit, has a dressing room and a private bathroom. On the same landing, two other bedrooms share a common bathroom.

The building also houses two independent gîtes of 55 and 59 sqm. On the ground floor, they are both composed of a living space including a kitchen open to the living room, a shower room with WC, as well as a mezzanine where there is a bedroom for one, and a bedroom with separate WC for the other.

Outside, the plot extends over a plot of more than 4300 sqm. This haven of peace, bordered by a lush garden, is embellished with a swimming pool, a real asset of this property offering an enjoyable leisure space during sunny days. The terraces, adorned with greenery, constitute additional living spaces. The cocooning and rural spirit are the key words of this building.

With its two independent gîtes, this property offers many possibilities, whether to welcome friends or generate rental income.

Development of a parking lot

Swimming pool 10 mx 5 m, chlorine, liner changed in 2018

Heating: pellet stove and electric

Mains drainage

**ENERGY CLASS: B / CLIMATE CLASS: A** Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021, 2022 and 2023: between 1180 euros and 1640 euros.

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

## Summary

Property type:	House
Bedrooms:	5
Price	€398,000

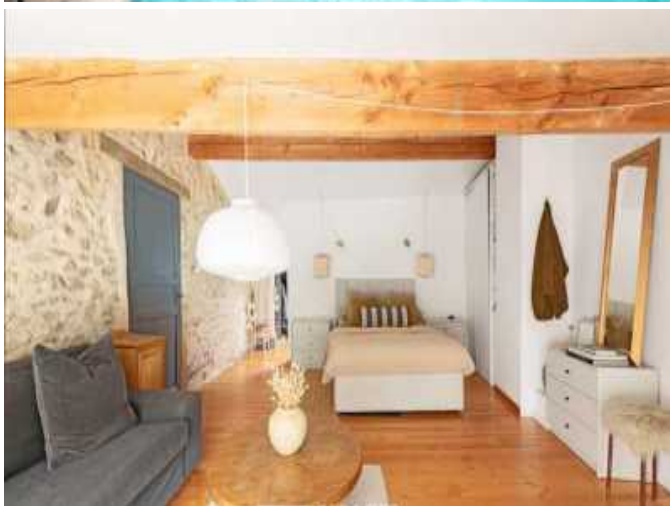
## Key Information

Internal Area:	268 sqm
Land Area:	0.44 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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