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## Charming 19th century house with swimming pool a few minutes from ALBI

Tarn , Occitanie



# €650,000

inc. of agency fees

3 Beds   3 Baths   247 sqm   0.77 ha

A few minutes from ALBI, in the heart of a hamlet, this beautiful stone house with outbuildings rewrote its history in 2000. A favorite of the owners, a real challenge awaited them! The surrounding walls...

### At a Glance

<b>Reference</b>	MFH-EAT8488	<b>Near to</b>	Toulouse	<b>Price</b>	€650,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	247 sqm
<b>Land</b>	0.77 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

A few minutes from ALBI, in the heart of a hamlet, this beautiful stone house with outbuildings rewrote its history in 2000. A favorite of the owners, a real challenge awaited them! The surrounding walls have been preserved and the interior and exterior spaces redesigned to meet today's modern comforts. Cahier and character are the key words to describe the living rooms. The kitchen, despite its independence, offers a

pleasant dining area. The cathedral height present in the living room amplifies the charm of this room with its different openings and its mix of materials. The imposing open fireplace adds a warm touch. Life is possible on the ground floor thanks to the comfortable suite which completes this level. Upstairs, the landing serves several spaces with different atmospheres. A mezzanine overlooks the living room and serves as an office space. It is at the center of the two additional bedrooms with generous volumes, which benefit from a private bathroom and one of them from a balcony. An old wine storehouse has been converted into a covered terrace with a summer kitchen. It adjoins the swimming pool. A second terrace, this time uncovered, offers several relaxation areas and allows you to enjoy the unobstructed view of the surrounding countryside. An orchard has been planted on the more than 7,500 sqm of land belonging to the property. The attention to detail in each room creates a cozy and warm atmosphere, both inside and out. A real cocoon! Laundry room - Boiler room Car port Underfloor heating by heat pump Independent sanitation Well Shops and amenities: 400 m ALBI, Place du Vigan: 12 min by car (10 km) Ring road access: 10 min Toulouse, toll: 50 min ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on average indexed energy prices for 2021, 2022 and 2023: between 1,750 and 2,400 euros Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€650,000

## Key Information

Year Built:	1865
Internal Area:	247 sqm
Land Area:	0.77 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery



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