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## Beautiful characterful residence

Tarn , Occitanie



# €595,000

inc. of agency fees

10 Beds    6 Baths    555 sqm    0.28 ha

This splendid 555 sqm house is located in Roquecourbe, 10 minutes from the city center of Castres. At the end of an avenue of century-old trees, the facade of the building is revealed, all in length,...

### At a Glance

<b>Reference</b>	MFH-EAT8576	<b>Near to</b>	Toulouse	<b>Price</b>	€595,000
<b>Bed</b>	10	<b>Bath</b>	6	<b>Hab.Space</b>	555 sqm
<b>Land</b>	0.28 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This splendid 555 sqm house is located in Roquecourbe, 10 minutes from the city center of Castres. At the end of an avenue of century-old trees, the facade of the building is revealed, all in length, on three levels, in a park of approximately 2800 sqm. The south-facing living space of 235 sqm overlooking the garden occupies the entire ground floor. It consists of a high-quality, bright kitchen, a dining room, a large living room, a boudoir, an entrance and an office. A closed space of 38 sqm with large bay windows completes this ensemble which can be used as a gym, reception room or winter garden. Renovation work is to be expected

to reveal the potential of this exceptional property without common measure. Indeed, a 50 sqm laundry room, a games room and a workshop to be renovated with its independent entrance offer a multitude of facilities. It can be used for several purposes: gites, guest rooms, receptions. Upstairs, the six bedrooms equipped with a water point, all personalized, are distributed along a corridor. The second floor under the attic is organized around four bedrooms to renovate, cupboards along the entire length of the corridor as well as a huge attic that is just waiting to be exploited. Fireplaces Gas heating Mains drainage. Outbuildings Closed garages of 90 sqm Shops, amenities and schools: 2 minutes on foot Train station: 15 minutes Motorway access: 20 minutes Albi: 37 minutes Toulouse: 1 hour 25 ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 8,180 euros and 11,100 euros. Information on the risks to which this property is exposed is available on the Géorisques website

## Summary

Property type:	House
Bedrooms:	10
Bathrooms	6
Price	€595,000

## Key Information

Internal Area:	555 sqm
Land Area:	0.28 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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