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## Characterful residence with swimming pool in the heart of the village

Tarn , Occitanie



# €695,000

inc. of agency fees

7 Beds   6 Baths   370 sqm   0.07 ha

In the historic centre of LISLE SUR TARN, the façade of this large building gives no hint of what awaits us once we pass through the front door. For lovers of stone houses, love at first sight is guaranteed...

### At a Glance

<b>Reference</b>	MFH-EAT7651	<b>Near to</b>	Toulouse	<b>Price</b>	€695,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	370 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

In the historic centre of LISLE SUR TARN, the façade of this large building gives no hint of what awaits us once we pass through the front door. For lovers of stone houses, love at first sight is guaranteed. No less than 370sqm are spread over three levels. On the ground floor, the entrance naturally leads to the living areas. A 55sqm living/dining room with its wood stove has several direct accesses to the outside. In its continuity, the

kitchen-diner also has independent access to the garden. On the other side, the entrance also leads to the main staircase which serves the first floor. This houses part of the sleeping area of the house. Here, the space is divided between four bedrooms, and as many bathrooms. The second level, accessible from two staircases located at each end of the house, houses three additional bedrooms as well as two bathrooms. The charm is undeniable thanks to the floor tiles and stone walls. Each room benefits from a beautiful open view of the perfectly maintained garden. The exterior of this house is undoubtedly one of its major assets. The plot consists of an intimate covered terrace, two other terraces sheltered by pergolas (one made of wood, the other made of metal). You can also enjoy a large open-air terrace area this time, accessible from the living rooms. A generously sized swimming pool in the center of the beautifully landscaped and wooded garden also contributes to making this place unique. A real gem that is unsuspected from the small alley. The contrast there is also striking. A truly beautiful discovery that will leave no one indifferent. Exterior work has recently been carried out to make this garden a real cocoon, where serenity, tranquility and relaxation are the key words. With its various interior staircases, its independent accesses, its number of bedrooms and bathrooms, as well as its privileged location in the center of Lisle sur Tarn, this house can perfectly lend itself to a gîte activity or to the happiness of a large family. Condensing gas boiler Double and single glazing Chlorine swimming pool Garage Well Shops, schools: in the immediate vicinity Access A68: 5min Gaillac: 12min Albi: 22min Toulouse: 50min Information on the risks to which this property is exposed is available on the Géorisques website ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 4,600 euros and 6,280 euros

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	6
Price	€695,000

## Key Information

Internal Area:	370 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



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