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Farmhouse to renovate on the Toulouse/Albi axis

Tarn , Occitanie



€399,000

inc. of agency fees

5 Beds 3 Baths 310 sqm 1.5 ha

IN LISLE SUR TARN, this old half-timbered farm benefits from a prime location and a privileged environment on its beautiful wooded plot of one and a half hectares. With no less than 310sqm of living space,...

At a Glance

Reference	MFH-EAT5555	Near to	Toulouse	Price	€399,000
Bed	5	Bath	3	Hab.Space	310 sqm
Land	1.5 ha	Pool	No	Land Tax	N/A

Property Description

IN LISLE SUR TARN, this old half-timbered farm benefits from a prime location and a privileged environment on its beautiful wooded plot of one and a half hectares. With no less than 310sqm of living space, the volumes of the house are spread over two levels. The ground floor first houses the living rooms. There is a spacious living room of more than 50sqm with its impressive original briquette fireplace as well as

an independent kitchen. The living room has direct access to the south-facing terrace which benefits from a superb view of the park and the pond. This same level also serves two bedrooms as well as a bathroom and an office. The first floor, for its part, hosts several pleasure lounges, the main one of which has a fireplace just as magnificent as the first. On the night side, two other bedrooms of more than 20sqm each share a bathroom. Another bedroom, on the opposite side, has its own bathroom and private storage space. The building, which has retained the charm of the old with beautiful original elements, benefits from a functional distribution with generous volumes and beautiful light. It is located in the heart of wooded land of more than one and a half hectares with a pond and a meadow area that can accommodate a horse. A large garage of almost 60m², accessible from the house, and an open storage shed, accessible behind the building, complete the property. This house of character will delight lovers of nature and history, looking for a bucolic environment in the immediate vicinity of shops. The house requires an additional renovation budget (overall refreshment, upgrading and thermal comfort work) Shops, schools and transport in Lisle sur Tarn: 5 min Access A68: 8 min Gaillac: 12 min Albi: 25 min Toulouse: 50 min Information on the risks to which this property is exposed is available on the Géorisks website ENERGY CLASS: E/ CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, from energy prices for the year 2021: between 4770 and 6500 euros

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€399,000

Key Information

Internal Area:	310 sqm
Land Area:	1.5 ha
Has a Garden	Yes

Location: Occitanie



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