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Old renovated farmhouse with outbuildings and swimming pool

Tarn , Occitanie



€416,000

inc. of agency fees

5 Beds

160 sqm

0.27 ha

Located equidistant from Albi and Toulouse, in the town of Coufouleux, this old farm is now a 160sqm residential house, in the immediate vicinity of all amenities. This property, by its design, offers...

At a Glance

Reference MFH-EAT7505
Bed 5
Land 0.27 ha

Near to Toulouse
Pool Yes

Price €416,000
Hab.Space 160 sqm
Land Tax N/A

Property Description

Located equidistant from Albi and Toulouse, in the town of Coufouleux, this old farm is now a 160sqm residential house, in the immediate vicinity of all amenities. This property, by its design, offers many possibilities. The ground floor houses the living rooms. There is a 55sqm living room area as well as a modern, independent kitchen with direct access to the terrace. On this same level, there is also a bedroom and

a shower room as well as a laundry room. The air-conditioned upper floor offers four additional bedrooms, each with a built-in closet, a storage space and a shower room. As for the outbuildings, there is a large garage, adjoining the laundry room but also a hangar space. All for an additional surface area of 95sqm. This space allows you to give free rein to your imagination. A liberal profession could settle there, a guest room project could see the light of day there. It would also be possible to create an outbuilding to accommodate the family or a space for a teenager looking for independence. This house adapts to many projects, diverse and varied. As for the exterior, it consists of a pretty garden, a beautiful terrace area as well as a large swimming pool. All entirely fenced. Wood stove, gas heating and air conditioning Swimming pool: 8m x 4m x (1.5m flat / chlorine / alarm / hull) 1 well with pump Solar panels Shops, schools, transport: in the immediate vicinity Albi and Toulouse: 30 minutes Lavaur: 20 minutes ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR1,110 and EUR1,570 Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	5
Price	€416,000

Key Information

Year Built:	1950
Internal Area:	160 sqm
Land Area:	0.27 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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