

[Click to view MFH-EAT7480](#)

House of character and its suspended terrace between Toulouse and Albi

Tarn , Occitanie



€530,000

inc. of agency fees

5 Beds 295 sqm 0.06 ha

Located equidistant from Toulouse and Albi, 10 minutes from Lavaur, this 15th century building has no shortage of attractions. Over the years, this unique property of approximately 300sqm has benefited...

At a Glance

Reference	MFH-EAT7480	Near to	Toulouse	Price	€530,000
Bed	5	Pool	No	Hab.Space	295 sqm
Land	0.06 ha			Land Tax	N/A

Property Description

Located equidistant from Toulouse and Albi, 10 minutes from Lavaur, this 15th century building has no shortage of attractions. Over the years, this unique property of approximately 300sqm has benefited from a high-quality renovation, highlighting its original charm. The ground floor houses the living rooms. A magnificent, modern, double dining kitchen then, in its continuity, a 75sqm living room and dining room

area. Beams, beautiful fireplaces, the atmosphere here is very warm. From this room, the eye is drawn directly outwards. A bay window provides access to a suspended terrace from which you can enjoy a magnificent unobstructed view of the Agout. The site is also classified as Natura 2000. You will fall in love here, the atmosphere is calm and relaxing, even exotic. The house has plateau land where you can imagine all types of projects. It also benefits from private access to the river, a boon for lovers of water sports and/or nature. The first floor, for its part, houses the sleeping area. It consists of six rooms with generous volumes. Two of them have their own bathroom. There is also another bathroom, independent this time. Currently, two bedrooms serve as offices and one as a dressing room. Here again, this house adapts to everyone's projects and needs. This floor also has a laundry area. This building can correspond to many projects thanks to its large living space but also to the fact that it has two independent entrances. A project for separate apartments or guest rooms would be entirely possible here. Detached garage of 20sqm (two levels) Double glazing / Oil heating and 2 wood inserts / insulated attic Schools and school transport: 2min on foot Cauquillous station 2km away: 4min by car Local shops: 5min by car Lavaur: 10min Access A68: 8 min Toulouse and Albi: 35min ENERGY CLASS: C / CLIMATE CLASS: C Average amount of annual energy expenditure for standard use, established based on 2015 energy prices: 1290 euros Information on risks to which this property is exposed are available on the G orisks website

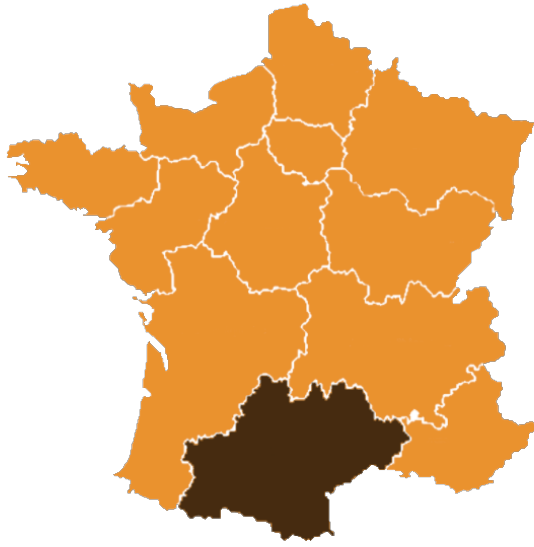
Summary

Property type:	House
Bedrooms:	5
Price	€530,000

Key Information

Internal Area:	295 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates