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## Real estate complex in a privileged environment

Tarn , Occitanie



# €465,000

inc. of agency fees

4 Beds    3 Baths    362 sqm    2.3 ha

In the heart of the Tarn countryside, in a privileged environment, this real estate complex offers multiple opportunities. The main building has 360 sqm of living space on two levels. On the ground floor...

### At a Glance

<b>Reference</b>	MFH-EAT441EAA	<b>Near to</b>	Toulouse	<b>Price</b>	€465,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	362 sqm
<b>Land</b>	2.3 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

In the heart of the Tarn countryside, in a privileged environment, this real estate complex offers multiple opportunities. The main building has 360 sqm of living space on two levels. On the ground floor there are several living rooms combining beautiful volumes, exposed beams, open fireplaces creating a warm and authentic atmosphere. A bedroom, an office and two bathrooms/shower rooms complete this level, enough to

create a beautiful parental space. Upstairs, three additional bedrooms share a bathroom. Open spaces will allow the possibility of additional developments. Adjoining the house, a covered terrace offers a clear view of the orchard. The outbuilding, for its part, is made up of several spaces including a T1 to be refreshed at a lower cost. The potential of this complex continues with the multiple workshops and garages that can evolve according to the needs and desires of future owners. Relaxation will be complete on the swimming pool beaches surrounded by century-old trees. Multiple species have been planted and a wood even occupies part of the land measuring more than two hectares. This property combines charm and potential to appeal to lovers of the great outdoors. Its design could be suitable for shared housing or even a guest room project. Albi: 20 minutes Castres: 35 minutes Toulouse: 1 H ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 4,060 euros and 5,550 euros Information on the risks to which this property is exposed is available on the G orisks website:

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€465,000

## Key Information

Year Built:	1857
Internal Area:	362 sqm
Land Area:	2.3 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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