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## Mansion in the city center with breathtaking views

Tarn , Occitanie



# €548,000

inc. of agency fees

4 Beds   1 Baths   255 sqm   0.06 ha

Nestled in the heart of Rabastens, in the Tarn, this elegant 255 sqm mansion on 3 levels offers a unique living environment in the city center, close to shops, schools and transport. Its architecture...

### At a Glance

<b>Reference</b>	MFH-EAT8734	<b>Near to</b>	Toulouse	<b>Price</b>	€548,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	255 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of Rabastens, in the Tarn, this elegant 255 sqm mansion on 3 levels offers a unique living environment in the city center, close to shops, schools and transport.

Its architecture and location, in the heart of a popular environment, make it a rare and atypical property.

With its timeless charm and quality services, this 18th century mansion offers an exceptional opportunity for

lovers of character and elegance.

The interior seduces with its generous volumes and omnipresent natural light. The ground floor opens onto a large living room of more than 40sqm, friendly and elegant, where the authenticity of the materials meets a contemporary touch with the charm of the terracotta tiles, brick, cement tiles without forgetting the magnificent exposed beams.

The night area consists of four spacious bedrooms (including a master suite) spread over the different floors. The first floor also has a separate bathroom with shower and bathtub.

The second floor currently houses the 4th bedroom, a toilet and a 45sqm room that remains to be finished.

The house is located on a plot of more than 600 sqm.

The green garden invites you to relax with its wooded areas and its breathtaking view of the Tarn, a real living picture that changes with the seasons.

The above-ground swimming pool on a cement slab, perfectly integrated into this green setting, promises moments of conviviality with family or friends.

Less than ten minutes from the motorway, this house combines the calm of a city centre life with excellent accessibility but also offers great amenities with a full functional basement serving as a garage.

Gas radiator

PVC double glazing

Mains drainage

Garage

Well

Access A68: less than 10 min

Schools, shops, transport: 5 min

Toulouse: 35 min

Albi: 30 min

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on average indexed energy prices for 2021, 2022, 2023: between EUR3,440 and EUR4,690 per year

Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€548,000

## Key Information

Internal Area:	255 sqm
Land Area:	0.06 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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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**

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