Click to view MFH-EAT8894

Character house with swimming pool and open view

Tarn, Occitanie



€780,000

inc. of agency fees

5 Beds

393 sqm

0.75 ha

This exceptional property, located near Lavaur, offers a peaceful and authentic living environment. Located in a privileged environment, this renovated...

At a Glance

Reference MFH-EAT8894

Near to Toulouse

Price €780,000

Bed :

Pool Yes

Hab.Space 393 sqm

Land 0.75 ha

Land Tax N/A

Property Description

This exceptional property, located near Lavaur, offers a peaceful and authentic living environment. Located in a privileged environment, this renovated character house combines old-world charm and contemporary comfort. From the entrance, the ground floor reveals vast, bright living spaces. A spacious dining room of over 70 m2 offers a clear view of the surrounding countryside. Beautiful materials such as exposed beams

and stone walls create a warm atmosphere. A neat functional kitchen harmonizes with the authenticity of the original materials. This level also accommodates a bedroom with a shower room, ideal for a parental space or a guest room. On the first floor are two large bedrooms, bathed in light with a modern independent shower room. An office space completes this level as well as a large room of 88 m2 to reinvent according to needs. The second floor, meanwhile, houses two additional bedrooms, accompanied by an independent shower room. Each space has been designed to offer comfort and functionality, while highlighting noble materials. Outside, the property opens onto a landscaped garden of approximately 7,000 m2, a veritable green setting. A swimming pool invites you to relax with a pretty terrace surrounding it. The surrounding setting, calm and preserved, reinforces the unique character of this residence. The generous volumes and numerous openings allow a harmonious connection between the interior and the exterior, while enhancing the view of the Tarn countryside. Radiators powered by an air/water heat pump Reversible air conditioning upstairs Double wooden glazing Septic tank Two garages 10 x 5 salt pool Schools, shops, transport: 5 min Lavaur: 20 min Castres: 30 min Albi: 50 min Toulouse: 1 hour ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed on January 1, 2021: between EUR4,920 and EUR6,710 per year Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type: House Bedrooms: 5

Price €780,000

Key Information

Internal Area: 393 sqm
Land Area: 0.75 ha
Has a Garden Yes
Swimming Pool? Yes

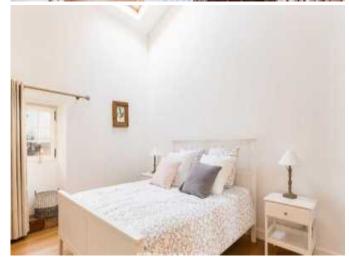
Location: Occitanie



Gallery























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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved