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## 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 character house combines old-world charm and contemporary...

### At a Glance

<b>Reference</b>	MFH-EAT8894	<b>Near to</b>	Toulouse	<b>Price</b>	€780,000
<b>Bed</b>	5	<b>Pool</b>	Yes	<b>Hab.Space</b>	393 sqm
<b>Land</b>	0.75 ha			<b>Land Tax</b>	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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, 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

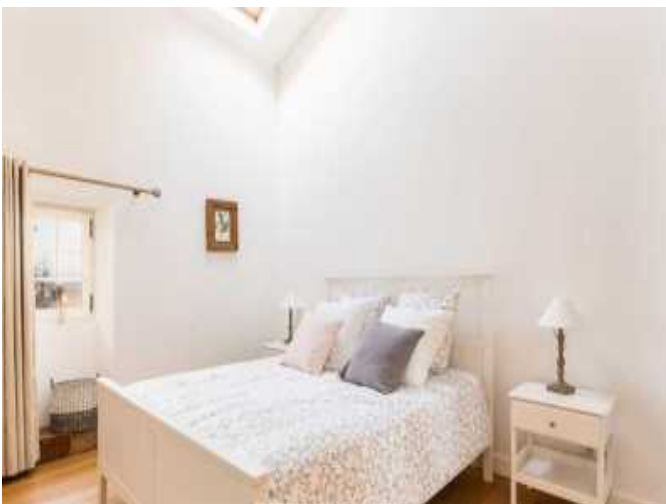
## Key Information

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

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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