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## Character building with swimming pool at the gates of Albi

Tarn , Occitanie



# €685,000

inc. of agency fees

6 Beds   5 Baths   373 sqm   0.43 ha

In a green setting 5 minutes from Albi, this characterful residence extends over 370 sqm spread over three levels. Perfectly renovated, the old and the contemporary meet harmoniously. From the entrance,...

### At a Glance

<b>Reference</b>	MFH-EAT9112	<b>Near to</b>	Toulouse	<b>Price</b>	€685,000
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	373 sqm
<b>Land</b>	0.43 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

In a green setting 5 minutes from Albi, this characterful residence extends over 370 sqm spread over three levels. Perfectly renovated, the old and the contemporary meet harmoniously. From the entrance, the charm works. The ground floor accommodates a friendly kitchen open to a dining room with a large fireplace and exposed beams. Two relaxation areas are also on this level: a bright living room that has retained its old-

world charm with its decorative fireplace and magnificent cement tiles, as well as a small living room with a cozy spirit, decorated with an insert. A master suite completes this level. Upstairs, there are two master suites with undeniable character with a magnificent parquet floor, as well as two bedrooms sharing a bathroom. The second and last floor is currently dedicated to the parents, offering more than 64sqm divided between a bedroom, an office, a dressing room and a bathroom, all enhanced by beams and stone walls. It is also possible to enlarge this space by converting part of the attic. Outside, it is a true haven of peace, entirely enclosed, which extends over more than 4300sqm. The swimming pool, accompanied by its pool house and a pétanque court, promises moments of relaxation in the heart of the vast wooded garden. A dovecote, a vestige of the past, adds a touch of authenticity to the whole. A spacious garage of 95sqm as well as a cellar / laundry room of 55sqm complete the services of this house. This property is distinguished by its quality finishes and generous volumes. It will appeal to lovers of exceptional properties, combining historical character and modern comfort. The whole offers a peaceful living environment, wonderfully combining relaxation areas with a bucolic environment, while remaining close to amenities.

Heating: Heat pump

Double glazing

Swimming pool: 9x4 depth 1.5m / chlorine (system can switch to salt)

Fenced and wooded land

Amenities: 5min

Albi: 5min

Toulouse (l'Union toll): 45min

**ENERGY CLASS: C / CLIMATE CLASS: A**

Estimated average amount of annual energy expenditure for standard use, over the years 2021, 2022 and 2023: between 3,920 euros and 5,380 euros Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	5
Price	€685,000

## Key Information

Internal Area:	373 sqm
Land Area:	0.43 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



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