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High-end house with swimming pool

Tarn , Occitanie



€1,160,000

inc. of agency fees

4 Beds 397 sqm 0.94 ha

Just a few steps from the centre of Lavaur, while enjoying a peaceful environment, this unique residence offers nearly 400 sqm of living space, enhanced by a bright design and high-end services. Located...

At a Glance

Reference MFH-EAT9128

Bed 4

Land 0.94 ha

Near to Toulouse

Pool Yes

Price €1,160,000

Hab.Space 397 sqm

Land Tax N/A

Property Description

Just a few steps from the centre of Lavaur, while enjoying a peaceful environment, this unique residence offers nearly 400 sqm of living space, enhanced by a bright design and high-end services. Located on a landscaped plot of over 9,000 sqm. The ground floor reveals a spacious living room bathed in light thanks to large openings to the outside, combined with a welcoming veranda and a modern equipped kitchen. The sleeping area includes two bedrooms, each with its own private bathroom. Upstairs, two other spacious suites, each with a magnificent view of the garden. It also benefits from 350 sqm of converted basement with

access by stairs or elevator, including garage, office, gym with jacuzzi, and a home cinema. Outside, the vast, carefully maintained garden is a haven of serenity. A pretty terrace overlooks a heated swimming pool, ideal for relaxing. A pond with an automatic cleaning system gives a bucolic charm to this charming house. An outbuilding, close to the swimming pool, houses a summer kitchen as well as a bedroom and its bathroom. This property stands out for its atypical character and its warm atmosphere. Perfectly suited to the needs of a family or a second home project. Three photos are layout proposals to help with the projection (the living room, the dining room and the bedroom) Geothermal wood insert Double glazing Salt pool, heated Shops, amenities and schools: 10 minutes Train station: 10 minutes Motorway access: 20 minutes Albi and Toulouse: 30 minutes ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 1,733 euros and 2,345 euros. Information on the risks to which this property is exposed is available on the Géorisques website

Summary

Property type:	House
Bedrooms:	4
Price	€1,160,000

Key Information

Year Built:	2011
Internal Area:	397 sqm
Land Area:	0.94 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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