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## Historic building in the heart of Tarn

Tarn, Occitanie



# €514,000

inc. of agency fees

13 Beds   1 Baths   269 sqm   0.17 ha

This place full of history offers itself as a setting to be reinvented, ready to welcome a new life or transformation project. With more than 250 sqm...

### At a Glance

<b>Reference</b>	MFH-EAT9158	<b>Near to</b>	Toulouse	<b>Price</b>	€514,000
<b>Bed</b>	13	<b>Bath</b>	1	<b>Hab.Space</b>	269 sqm
<b>Land</b>	0.17 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This place full of history offers itself as a setting to be reinvented, ready to welcome a new life or transformation project.

With more than 250 sqm of living space, the main building is revealed with generous volumes, bright living rooms and an atmosphere that preserves the authenticity of the past.

It includes three spacious bedrooms and an office, offering a comfortable setting.

Beyond this already furnished living space, more than 400 sqm additional are to be redesigned, spread over

several levels.

These spaces, steeped in history, preserve the traces of their past and offer incredible potential for future projects.

Walls bearing witness to the eras crossed and materials to be enhanced are just waiting for a second life.

The central garden, the lung of this property, invites you to relax with its vegetation, adding a touch of serenity to this unique place.

Two outbuildings located in the garden complete the whole and open the way to a multitude of possibilities, particularly for a tourist project.

Whether for a conversion into a hotel, guesthouse or other creative projects, this property has the space and character to offer tailor-made solutions.

This rare property, both atypical and full of charm, is just waiting for new ideas to write a new page in its history, while preserving the beauty and uniqueness of its past.

Shops and amenities: in the immediate vicinity

Albi: 20 minutes

Castres: 20 minutes

Toulouse (airport): 1h10

**ENERGY CLASS: D / CLIMATE CLASS: D**

Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed for the years 2021, 2022 and 2023: between 5,627 and 7,613 euros

Information on the risks to which this property is exposed is available on the G eorisques website:

## Summary

Property type:	House
Bedrooms:	13
Bathrooms	1
Price	€514,000

## Key Information

Year Built:	1850
Internal Area:	269 sqm
Land Area:	0.17 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery





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The purchase process typically starts once you've visited a property with one of our 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.

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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**

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.

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