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## Character house with countryside views

Tarn , Occitanie



# €549,000

inc. of agency fees

3 Beds   2 Baths   250 sqm   6.19 ha

Located in Lavaur, this 250 sqm character house is located in the heart of a 6-hectare estate, offering a peaceful setting without neighbors. Between generous volumes, authentic materials and omnipresent...

### At a Glance

<b>Reference</b>	MFH-EAT9553	<b>Near to</b>	Toulouse	<b>Price</b>	€549,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	250 sqm
<b>Land</b>	6.19 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in Lavaur, this 250 sqm character house is located in the heart of a 6-hectare estate, offering a peaceful setting without neighbors. Between generous volumes, authentic materials and omnipresent light, it combines charm and functionality. The entrance is through the independent kitchen, heated by a wood stove. Two large living rooms totaling 77 sqm reveal a beautiful high ceiling, enhanced by exposed beams, fairground bricks and a through fireplace. The open staircase brings a unique touch to this bright space. This level also has a room to be fitted out according to needs, an office, a shower room with WC, a laundry room

and a garage of almost 100 sqm. Upstairs, two bedrooms with beautiful volumes each have their own shower room or bathroom with WC. The top level offers a bedroom, a bathroom and a multi-purpose space, ideal as a spare bedroom or games room. Outside, a lean-to and a 25 sqm room complete the outbuildings. The swimming pool blends harmoniously into the environment and benefits from an unobstructed view of the surrounding nature. The entire land, including 1 hectare of woods, makes it possible to consider welcoming horses or developing an agricultural activity. A preserved living space, where volumes and authenticity blend with an exceptional natural setting. Four of the photos are layout proposals to help with the projection (living room, dining room, kitchen and bedrooms). Heat pump through chimney air conditioning Double glazing Swimming pool 5x12m (glass filtration) Schools, shops and amenities: 10 min Train station: 3 min Motorway access: 5 min Toulouse: 30 min ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 2,296 euros and 3,106 euros per year. Information on the risks to which this property is exposed is available on the Géorisques website

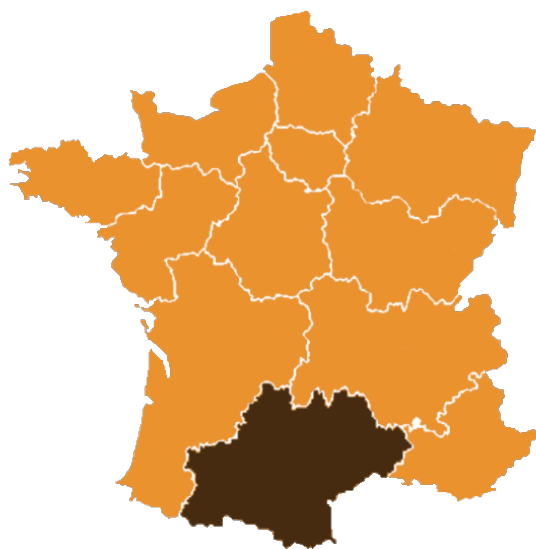
## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€549,000

## Key Information

Year Built:	1949
Internal Area:	250 sqm
Land Area:	6.19 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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