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## Villa with swimming pool in a popular area

Tarn , Occitanie



# €580,000

inc. of agency fees

4 Beds   2 Baths   217 sqm   0.19 ha

Located in Castres, just a few minutes from the city center, this 217 sqm villa is an invitation to serenity and elegance. Designed for those looking for space, comfort and high-end services, it brilliantly...

### At a Glance

<b>Reference</b>	MFH-EAT9512	<b>Near to</b>	Toulouse	<b>Price</b>	€580,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	217 sqm
<b>Land</b>	0.19 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in Castres, just a few minutes from the city center, this 217 sqm villa is an invitation to serenity and elegance. Designed for those looking for space, comfort and high-end services, it brilliantly combines natural light, generous volumes and modernity. From the entrance, the tone is set: the large bay windows and the through layout provide omnipresent light, enhancing each space. The main living room, with a surface area of 52 sqm, offers a beautiful high ceiling and an airy atmosphere, ideal for family life as well as for entertaining. A closed kitchen overlooking the vegetable garden completes this level. The ground floor also

has three bedrooms and a shower room. Upstairs, a master suite with its bathroom and dressing room takes place as well as a beautiful office space. The combination of contemporary materials and refined design gives the whole a timeless elegance. The house benefits from exemplary insulation and energy performance, guaranteeing optimal comfort, summer and winter. A real favorite, the fully covered and secure pool area extends the experience and invites you to relax all year round. Air/water heat pump - Bioethanol fireplace  
Pool house with shower room, WC and summer kitchen Heated swimming pool, counter-current swimming  
Double garage Shops, schools: 3 min Toulouse: 1 hour ENERGY CLASS: A / CLIMATE CLASS: A  
Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021, 2022, 2023: between 1140 euros and 1600 euros Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€580,000

## Key Information

Year Built:	2015
Internal Area:	217 sqm
Land Area:	0.19 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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