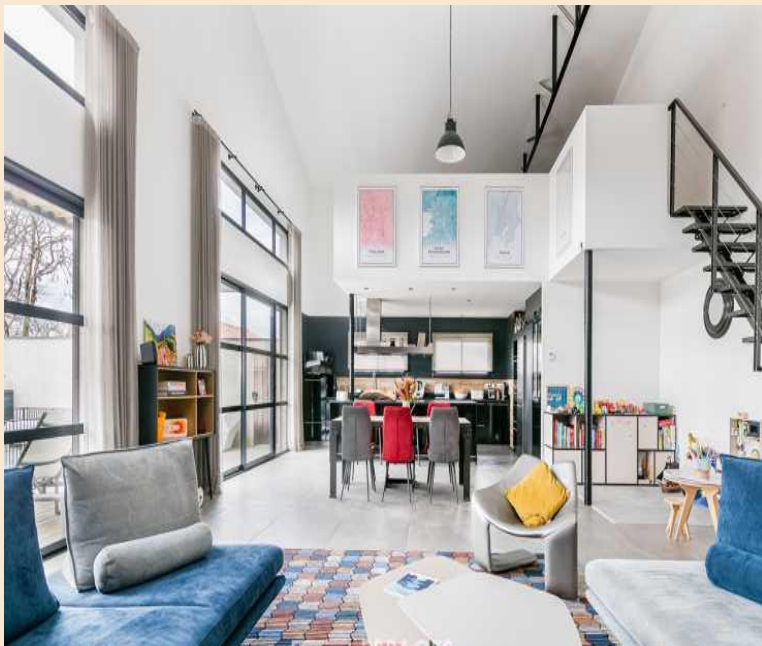


[Click to view MFH-EAT9713](#)

## Loft-style house with swimming pool and outbuilding

Tarn , Occitanie



# €650,000

inc. of agency fees

4 Beds   3 Baths   259 sqm   0.21 ha

Located in Castres, close to the city center, this contemporary loft-style house offers generous volumes and exceptional brightness. Designed to offer a spacious and functional living environment, it...

### At a Glance

<b>Reference</b>	MFH-EAT9713	<b>Near to</b>	Toulouse	<b>Price</b>	€650,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	259 sqm
<b>Land</b>	0.21 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in Castres, close to the city center, this contemporary loft-style house offers generous volumes and exceptional brightness. Designed to offer a spacious and functional living environment, it extends over an optimized surface area of 259 sqm where every detail has been carefully thought out. The living space seduces with its high ceilings and its resolutely modern atmosphere. The main room, bathed in light thanks to

large openings, is organized around a warm living room of 93 sqm decorated with a kitchen area and a dining room in a refined industrial spirit. The kitchen, functional and perfectly equipped, fits naturally into this open-plan space, offering conviviality and practicality on a daily basis. The whole opens onto a terrace inviting relaxation, creating a harmonious continuity between interior and exterior. In continuity, the night space reveals its two bedrooms with its shower room, a master suite with a very beautiful dressing room and a bathroom. A mezzanine offers an additional living space such as a games room or an intimate TV corner. An independent 40 sqm studio enhances the whole. Outside, the peaceful environment is enhanced by a swimming pool that extends the elegance of the architectural lines of the house. The land, designed to preserve privacy and comfort, accommodates a pétanque court and also an outbuilding adding an additional touch of functionality. This rare property, with its unique architecture and neat features, will appeal to lovers of design and space. Its high energy rating guarantees excellent thermal efficiency and optimal comfort all year round. A unique place to live, to discover without delay. Double garage and automated gates Underfloor heating and reversible air conditioning Home automation Swimming pool Electric roller shutter Outbuilding and studio Shops, schools, transport: in the immediate vicinity Castres-Mazamet airport (daily connections to Paris): 10 min Toulouse: 1h10 ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on average indexed energy prices for 2021, 2022 and 2023: between 1950 and 2710 euros Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€650,000

## Key Information

Internal Area:	259 sqm
Land Area:	0.21 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates