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## Contemporary house with swimming pool and open view

Tarn , Occitanie



# €748,000

inc. of agency fees

5 Beds   1 Baths   170 sqm   0.29 ha

Ideally located in Albi, this contemporary house of 178 sqm, built in 2016, stands out for its optimized layout and comfort. Located on a plot of more than 2800 sqm, it benefits from a harmonious interior...

### At a Glance

<b>Reference</b>	MFH-EAT9107	<b>Near to</b>	Toulouse	<b>Price</b>	€748,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.29 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Ideally located in Albi, this contemporary house of 178 sqm, built in 2016, stands out for its optimized layout and comfort. Located on a plot of more than 2800 sqm, it benefits from a harmonious interior distribution, with carefully arranged spaces. The entrance leads on one side to the living rooms and the parental space, and on the other to the sleeping area, creating a balanced separation between shared moments and those dedicated

to rest. The heart of the house includes a living room, a dining room and an American kitchen totaling 57 sqm, opening widely to the outside. The parental wing includes a bedroom, a dressing room and a bathroom with shower. The sleeping area accommodates four bedrooms and a shower room. A separate toilet completes this level. A basement of 44 sqm adjoins a cellar and a garage of more than 56 sqm, offering additional possibilities for storage or development. Outside, the 170 sqm terrace extends around a beautiful swimming pool with a clear view of the surroundings. The garden, wooded and spacious, offers a pleasant place conducive to moments of sharing and relaxation. The whole benefits from a calm environment while remaining close to the amenities of the city. Rare on the market, this contemporary house will appeal to lovers of modernity, in search of a unique place combining functionality and quality of life. Built in 2016 Underfloor heating / Ducted air conditioning Salt pool 10x3.5 Schools, shops and amenities: 5 minutes Train station: 8 minutes Motorway access: 8 minutes Toulouse: 50 minutes ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022 and 2023: between EUR847 and EUR1,145 Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€748,000

## Key Information

Year Built:	2017
Internal Area:	170 sqm
Land Area:	0.29 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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