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## Exceptional house with park and swimming pool

Tarn , Occitanie



# €699,000

inc. of agency fees

4 Beds   1 Baths   273 sqm   0.47 ha

Nestled in the heart of a green setting in Castres, this elegant house with high-end services has a generous surface area of 273 sqm. Its harmonious volumes...

### At a Glance

<b>Reference</b>	MFH-EAT9715	<b>Near to</b>	Toulouse	<b>Price</b>	€699,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	273 sqm
<b>Land</b>	0.47 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of a green setting in Castres, this elegant house with high-end services has a generous surface area of 273 sqm. Its harmonious volumes and careful design make it a rare property, combining comfort and modernity. From the entrance, the living spaces reveal a refined and bright atmosphere. The ground floor, enhanced by large openings, benefits from a beautiful high ceiling, offering an impression of

space and fluidity. It includes a living room, a library and an open kitchen with its fireplace, fitted with quality materials that integrates perfectly into this friendly space. This level also offers a beautiful bedroom and its bathroom. Upstairs, the three other bedrooms also have their private bathroom. Designed for comfort and privacy, they are spacious and bathed in natural light. The master suite, with its dressing room and private bathroom, brings an additional touch of refinement. Outside, the wooded park is a true haven of serenity. The swimming pool, elegantly integrated into the landscaping, invites you to relax away from prying eyes. The various terraces allow you to fully enjoy the beautiful sunny days, in a peaceful and preserved setting. Fully fenced, the property guarantees absolute comfort and perfect privacy. This rare property combines neat services with a privileged location, offering an ideal balance between tranquility and proximity to amenities. Its architecture and high-end equipment make it an exceptional house, where every detail has been thought out to offer a harmonious living environment. This sumptuous house ensures optimal energy performance, meeting the requirements of a modern and eco-responsible habitat. Swimming pool Heat pump heating Triple garage Park Petanque ground Amenities: in the immediate vicinity Castres town centre and train station: 5 mins by car Castres-Mazamet airport (daily connections to Paris): 15 mins Toulouse: 1h15 ENERGY CLASS: B/ CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed on 1 January 2021: between 1390 euros and 1940 euros Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€699,000

## Key Information

Internal Area:	273 sqm
Land Area:	0.47 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



# Gallery







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