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Charming property a few minutes from ALBI

Tarn , Occitanie

€745,000

inc. of agency fees

5 Beds 3 Baths 434 sqm 0.5 ha

Nestled in lush greenery, this 19th-century U-shaped stone building combines charm, volume, and potential. It is composed of several spaces that blend...

At a Glance

Reference MFH-EAT10232

Bed 5

Land 0.5 ha

Near to Toulouse

Bath 3

Pool Yes

Price €745,000

Hab.Space 434 sqm

Land Tax N/A

Property Description

Nestled in lush greenery, this 19th-century U-shaped stone building combines charm, volume, and potential. It is composed of several spaces that blend together in perfect harmony, providing a most pleasant living environment. The house offers over 230 sqm of living space. The living rooms are resolutely exterior-facing with their openings providing beautiful light. The living room sets the tone. Its charm is reflected in the blend of a beautiful landscape window bringing a touch of modernity and an insert for an authentic and warm feel. The kitchen opens onto the dining room. This combination offers a convivial space, with access to the

outdoor terraces. It is adjoined by a pantry for additional storage. Upstairs, a large landing leads to four spacious bedrooms as well as two bathrooms/shower rooms, offering all the necessary comfort. The two wings of the building offer undeniable potential. On one side, an en-suite bedroom allows for single-story living or offers an independent space to welcome family, friends, or develop a bed and breakfast business. On the other, a reception room of nearly 120 sqm lends itself to a multitude of activities, with an undeniable charm that is sure to seduce, particularly with its winter garden. At the center of the property, a swimming pool, surrounded by wide beaches, offers a breathtaking view of the surrounding nature. The place exudes tranquility, reinforced by the plot of more than 5000 sqm that frames the whole, thus guaranteeing total privacy. Last charming asset: a dovecote testifies to the history of the house and adds an additional touch of authenticity to this property. Heating provided by an air/water heat pump Thermodynamic water heater Solar panels Fiber Autonomous sanitation Well Photos of possible layouts concerning the living room, the kitchen and a bedroom Shops and amenities: 2 minutes by car ALBI, Place du Vigan: 12 minutes Ring road access: 7 minutes Toulouse, toll: 55 minutes ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on the average indexed energy prices of 2021, 2022 and 2023: between 3,410 and 4,680 euros Information on the risks to which this property is exposed is available on the Géorisques website:

(4.17 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€745,000

Key Information

Year Built:	1800
Internal Area:	434 sqm
Land Area:	0.5 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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