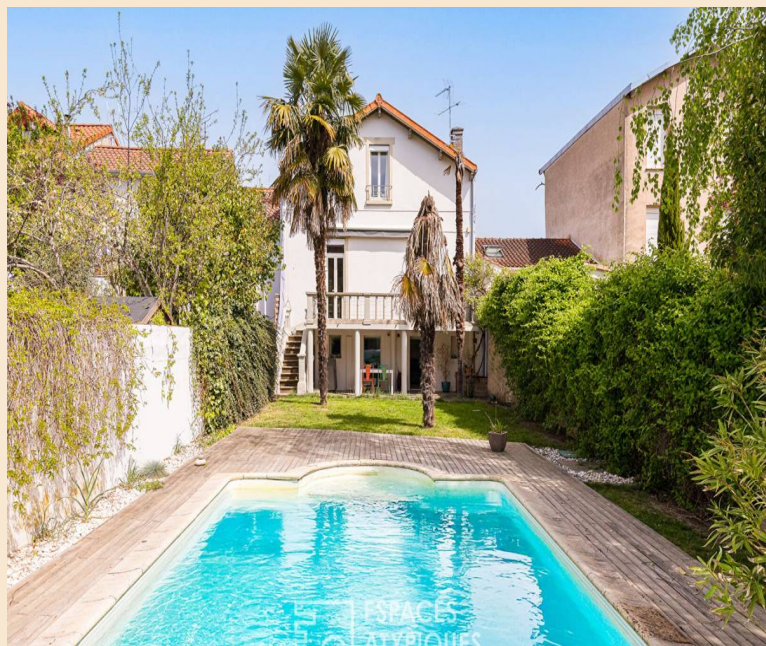


[Click to view MFH-EAT10376](#)

## Charming Albi house with swimming pool and independent studio

**Tarn , Occitanie**



**€545,000**

inc. of agency fees

**4 Beds    3 Baths    157 sqm    0.04 ha**

Just a stone's throw from Rochegude Park, this beautiful Albi house offers over 150 sqm of living space spread over three levels. Traditional in design,...

### At a Glance

<b>Reference</b>	MFH-EAT10376	<b>Near to</b>	Toulouse	<b>Price</b>	€545,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	157 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Just a stone's throw from Rochegude Park, this beautiful Albi house offers over 150 sqm of living space spread over three levels. Traditional in design, the living spaces are located on the first floor. All the hallmarks of this construction period blend harmoniously: high ceilings, cement tiles, parquet floors... A perfectly preserved timeless charm! The independent and well-designed kitchen maximizes every square

meter. The living room, bathed in light thanks to its openings onto a south-facing terrace, offers a pleasant and welcoming living space. A bedroom with a private bathroom completes this level. Upstairs, a landing leads to two bedrooms that share a bathroom. One of them has been divided to create three spaces, two of which are used as bedrooms. The second benefits from two fitted dressing rooms. The garden level houses a separate studio, ideal for hosting family and friends, or generating rental income. A laundry room and a motorized garage complete this property. The land at the rear will allow for optimal relaxation on the pool decks. A charming family home in the heart of a sought-after area! Town gas heating and air conditioning  
Garage ENERGY CLASS: C / CLIMATE CLASS: C Estimated average annual energy costs for standard use, based on 2021 energy prices: between 1,690 and 2,360 euros Information on the risks to which this property is exposed is available on the Géorisques website:

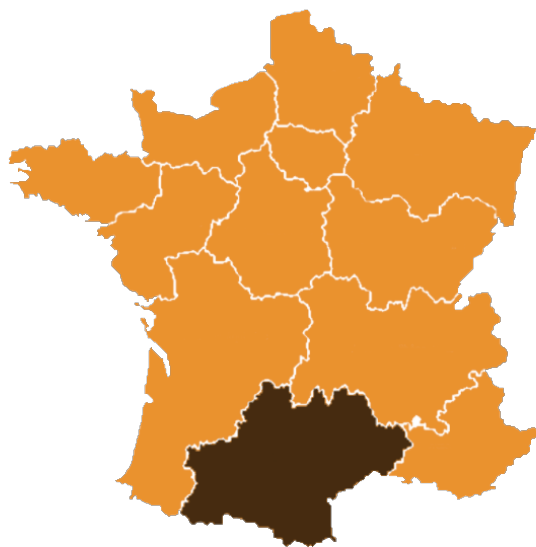
### Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€545,000

### Key Information

Internal Area:	157 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

### Location: Occitanie



## Gallery







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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.

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**C. BAUER – Sunday Times**

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