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Beautiful stone house with views in Labessière Candeil

Tarn , Occitanie



€399,000

inc. of agency fees

4 Beds 2 Baths 275 sqm 0.32 ha

Located in the town of Labessière Candeil, this beautiful stone residence of 275sqm of living space has benefited from a rehabilitation while respecting its authentic and rural character. As soon as you...

At a Glance

Reference MFH-EAT361EAA
Bed 4
Land 0.32 ha

Near to Toulouse
Bath 2
Pool Yes

Price €399,000
Hab.Space 275 sqm
Land Tax N/A

Property Description

Located in the town of Labessière Candeil, this beautiful stone residence of 275sqm of living space has benefited from a rehabilitation while respecting its authentic and rural character. As soon as you enter the living room, the atmosphere is set: magnificent solid wood parquet flooring. The walls reveal the original stones, and if you look up, the beams of impressive size sit proudly on the ceiling. A wood stove adds

warmth. The kitchen and dining space are in the same vein. The half-timbering and the open fireplace bear witness to the building's past. Upstairs, served by the crossing landing, there are two beautiful bedrooms, one of which is equipped with its private bathroom. Finally, an individual apartment completes the level. Recently renovated, it consists of a living room, two beautiful bedrooms, a pleasant bathroom and finally a room to fit out as you wish. Above, the attic has been insulated and equipped with electricity in the event of future development. The outdoor environment is privileged. The semi-dominant location offers a beautiful view of the rolling countryside and the absence of neighbors provides appreciable calm. The land has been laid out into terraces decorated with beautiful trees and Mediterranean plants which beautifully adorn the swimming pool. Well and rainwater recovery system School, shops and services: 5min Gaillac et Albi: 20min Toulouse: 50min ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, from energy prices for the year 2021: between 3,260 euros and 4,450 euros Information on the risks to which this property is exposed is available on the G  orisks website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€399,000

Key Information

Internal Area:	275 sqm
Land Area:	0.32 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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