Click to view MFH-EAT825ET

## Loft in a former 19th century factory

Tarn-et-Garonne, Occitanie



€495,000

inc. of agency fees

**5** Beds **1** Baths **384** sqm **0.09** ha

In a loft spirit, this former hat factory of 384sqm has retained all its soul thanks to a quality renovation. Its brick blast furnace chimney, its stone floors, and its magnificent framework take us back...

#### At a Glance

**Reference** MFH-EAT825ET **Near to** Toulouse **Price** €495,000

**Bed** 5 **Bath** 1 **Hab.Space** 384 sqm

**Land** 0.09 ha **Pool** No **Land Tax** N/A

### **Property Description**

In a loft spirit, this former hat factory of 384sqm has retained all its soul thanks to a quality renovation. Its brick blast furnace chimney, its stone floors, and its magnificent framework take us back to its history; As for its double-glazed wooden windows, its underfloor heating and its insert fireplace, they provide excellent comfort. An exotic wood passageway leads to the upper rooms and provides them with a terrace area overlooking an interior garden facing south/west. Thus, the 4 bedrooms upstairs almost all have an exterior and a bathroom with toilet. A second garden of 300sqm opens directly onto the living rooms on the ground

floor, namely a kitchen, a large reception room with bar, a projection room, a bedroom and its bathroom meeting disabled standards, and a workshop with mezzanine and bathroom. Your imagination can give free rein to all types of projects: guest rooms, internships, artist residencies, exhibitions, seminars? But its layout also makes it possible to accommodate a family with its schools and businesses in the village. Motorway access 10 km, beautiful location between the Aveyron gorges and Quercy. ENERGY CLASS D / CLIMATE CLASS D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR4,150 and EUR5,680 Information on the risks to which this property is exposed are available on the Géorisks website:

## **Summary**

Property type: House Bedrooms: 5
Bathrooms 1

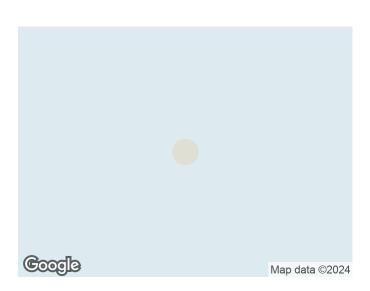
Price €495,000

# **Key Information**

Year Built: 1890
Internal Area: 384 sqm
Land Area: 0.09 ha
Has a Garden Yes

## **Location: Occitanie**





# Gallery

























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S. and L. BROWN



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