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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

Bed 5

Land 0.09 ha

Near to Toulouse

Bath 1

Pool No

Price €495,000

Hab.Space 384 sqm

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 G  orisks 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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