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## Renovated farmhouse with swimming pool and panoramic view

Tarn , Occitanie



**€649,000**

inc. of agency fees

4 Beds 1 Baths 278 sqm 5.22 ha

Ideally located in a village 15 minutes from Albi, this former 19th century farmhouse offers 278 sqm of living space. Its dominant position reveals an...

### At a Glance

**Reference** MFH-EAT8813

**Bed** 4

**Land** 5.22 ha

**Near to** Toulouse

**Bath** 1

**Pool** Yes

**Price** €649,000

**Hab.Space** 278 sqm

**Land Tax** N/A

### Property Description

Ideally located in a village 15 minutes from Albi, this former 19th century farmhouse offers 278 sqm of living space. Its dominant position reveals an unobstructed view of the surrounding countryside. The property elegantly combines old-world charm and modern comfort. The entrance leads to the living rooms on one side and the sleeping area upstairs on the other. The first living room leads to a relaxation area, itself connected to the dining room. This 117 sqm ensemble, with its exposed stone, original beams and fireplace, creates a warm and friendly atmosphere. A generously sized independent kitchen extends this space and provides access to a suite with shower room and WC. This level also includes a laundry room and a second WC. Upstairs, the sleeping area offers three additional bedrooms, including a master suite offering a beautiful view of the countryside, as well as a bathroom and WC. The 89 sqm attic space offers many possibilities to personalize the premises according to your wishes. Outside, a large terrace bordering the swimming pool and its pool house invites you to relax while enjoying an exceptional panorama of the Tarn hills. The surrounding meadows will appeal to lovers of wide open spaces and nature. Outbuildings, an old stable, a garage and a wooded park complete this ensemble, leaving room for many opportunities. Individual sanitation to standards 9x4 swimming pool Box and horse shelters Albi: 15 min Gaillac: 20 min Toulouse: 55 min ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on energy prices for 2021, 2022 and 2023: between 2,290 euros and 3,170 euros Information on the risks to which this property is exposed is available on the Géorisques website for the areas concerned:

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€649,000

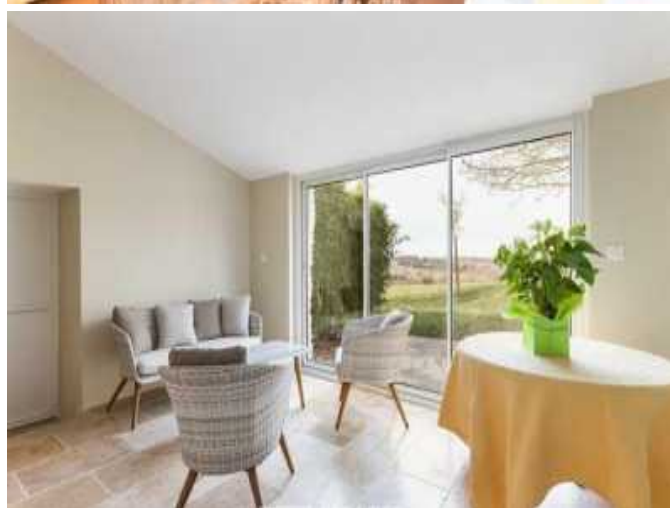
## Key Information

Internal Area:	278 sqm
Land Area:	5.22 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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