Click to view MFH-EAT9512

# Villa with swimming pool in a popular area

Tarn, Occitanie



€580,000

inc. of agency fees

**4** Beds **2** Baths **217** sqm **0.19** ha

Located in Castres, just a few minutes from the city center, this 217 sqm villa is an invitation to serenity and elegance.

Designed for those looking...

€580,000

#### At a Glance

Reference MFH-EAT9512 Near to Toulouse Price

Bed 4 Bath 2 Hab.Space 217 sqm

Land 0.19 ha Pool Yes Land Tax N/A

**Property Description** 

Located in Castres, just a few minutes from the city center, this 217 sqm villa is an invitation to serenity and elegance. Designed for those looking for space, comfort and high-end services, it brilliantly combines natural light, generous volumes and modernity. From the entrance, the tone is set: the large bay windows and the through layout provide omnipresent light, enhancing each space. The main living room, with a surface area of 52 sqm, offers a beautiful high ceiling and an airy atmosphere, ideal for family life as well as for entertaining. A closed kitchen overlooking the vegetable garden completes this level. The ground floor also has three bedrooms and a shower room. Upstairs, a master suite with its bathroom and dressing room takes place as well as a beautiful office space. The combination of contemporary materials and refined design gives the whole a timeless elegance. The house benefits from exemplary insulation and energy performance, guaranteeing optimal comfort, summer and winter. A real favorite, the fully covered and secure pool area extends the experience and invites you to relax all year round. Air/water heat pump - Bioethanol fireplace Pool house with shower room, WC and summer kitchen Heated swimming pool, counter-current swimming Double garage Shops, schools: 3 min Toulouse: 1 hour ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021, 2022, 2023: between 1140 euros and 1600 euros Information on the risks to which this property is exposed is available on the Géorisques website:

**Summary** 

Property type: House

Bedrooms: 4

Bathrooms 2

Price €580,000

**Key Information** 

Year Built: 2015

Internal Area: 217 sqm

Land Area: 0.19 ha

Has a Garden Yes

Swimming Pool? Yes

**Location: Occitanie** 



# Gallery

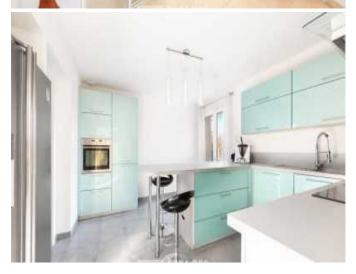


















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#### S. and L. BROWN



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