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## Loft-style house with swimming pool and outbuilding

Tarn , Occitanie



€625,000

inc. of agency fees

4 Beds 3 Baths 259 sqm 0.21 ha

Located in Castres, close to the city center, this contemporary loft-style house offers generous volumes and exceptional brightness. Designed to offer...

### At a Glance

Reference MFH-EAT9713

Bed 4

Land 0.21 ha

Near to Toulouse

Bath 3

Pool Yes

Price €625,000

Hab.Space 259 sqm

Land Tax N/A

### Property Description

Located in Castres, close to the city center, this contemporary loft-style house offers generous volumes and exceptional brightness. Designed to offer a spacious and functional living environment, it extends over an optimized surface area of 259 sqm where every detail has been carefully thought out. The living space seduces with its high ceilings and its resolutely modern atmosphere. The main room, bathed in light thanks to large openings, is organized around a warm living room of 93 sqm decorated with a kitchen area and a dining room in a refined industrial spirit. The kitchen, functional and perfectly equipped, fits naturally into this open-plan space, offering conviviality and practicality on a daily basis. The whole opens onto a terrace inviting relaxation, creating a harmonious continuity between interior and exterior. In continuity, the night space reveals its two bedrooms with its shower room, a master suite with a very beautiful dressing room and a bathroom. A mezzanine offers an additional living space such as a games room or an intimate TV corner. An independent 40 sqm studio enhances the whole. Outside, the peaceful environment is enhanced by a swimming pool that extends the elegance of the architectural lines of the house. The land, designed to preserve privacy and comfort, accommodates a pétanque court and also an outbuilding adding an additional touch of functionality. This rare property, with its unique architecture and neat features, will appeal to lovers of design and space. Its high energy rating guarantees excellent thermal efficiency and optimal comfort all year round. A unique place to live, to discover without delay. Double garage and automated gates Underfloor heating and reversible air conditioning Home automation Swimming pool Electric roller shutter Outbuilding and studio Shops, schools, transport: in the immediate vicinity Castres-Mazamet airport (daily connections to Paris): 10 min Toulouse: 1h10 ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on average indexed energy prices for 2021, 2022 and 2023: between 1950 and 2710 euros Information on the risks to which this property is exposed is available on the Géorisques website:

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€625,000

### Key Information

Internal Area:	259 sqm
Land Area:	0.21 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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