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## Mansion with outbuildings, swimming pool and park

**Tarn , Occitanie**



**€799,000**

**inc. of agency fees**

**4 Beds      240 sqm      4.34 ha**

Located 10 minutes from Lautrec in a preserved setting, this magnificent mansion from the end of the 19th century offers a surface area of 240sqm and...

### At a Glance

**Reference** MFH-EAT9167

**Bed** 4

**Land** 4.34 ha

**Near to** Toulouse

**Pool** Yes

**Price** €799,000

**Hab.Space** 240 sqm

**Land Tax** N/A

### Property Description

Located 10 minutes from Lautrec in a preserved setting, this magnificent mansion from the end of the 19th century offers a surface area of 240sqm and is located on a plot of more than 4 hectares. The ground floor opens onto a magnificent entrance with impressive volumes. It distributes a 50sqm living room with an open fireplace. A kitchen fitted out in a country house style as well as a pantry with access to the intimate semi-covered terrace portends good moments of conviviality. A bedroom and a laundry room complete this level. The first floor is reserved for the sleeping area. A magnificent hallway covered with tiles leads to two beautiful bedrooms with bathrooms, a master suite with dressing room and bathroom. On the second and last floor, the attic space offers a surface area of more than 100 sqm with a kitchen area leaving numerous design possibilities. Outside, the generously sized swimming pool offers a beautiful relaxation area. This residence stands in the middle of a bucolic natural setting of more than 4 hectares. The property has untapped potential with numerous annexes that can be renovated. Close to all amenities. 12.5 x 5 salt swimming pool Well Garage Pond Outbuildings (400 sqm including new roof) Toulouse: 50 min Albi, Lavaur and Castres: 30 min Gaillac: 15 min ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure energy for standard use, established based on energy prices for the year 2021: between EUR3,780 and EUR5,150. Information on the risks to which this property is exposed is available on the Géorisks website: .Fr

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€799,000

## Key Information

Year Built:	1876
Internal Area:	240 sqm
Land Area:	4.34 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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**S. and L. BROWN**



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