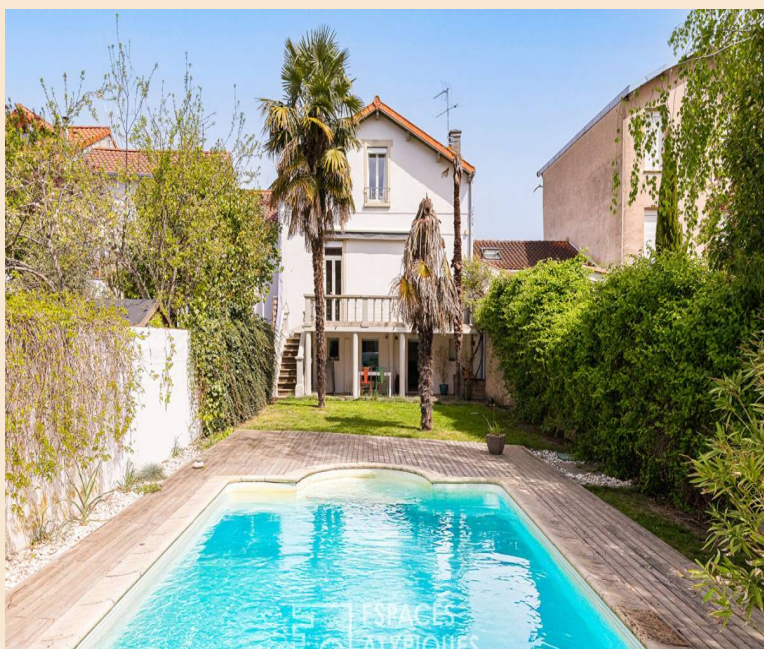


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Charming Albi house with swimming pool and independent studio

Tarn , Occitanie



€520,000

inc. of agency fees

4 Beds 3 Baths 157 sqm 0.04 ha

Just a stone's throw from
Rochegude Park, this beautiful
Albi house offers over 150 sqm of
living space spread over three
levels. Traditional in design,...

At a Glance

Reference MFH-EAT10376

Bed 4

Land 0.04 ha

Near to Toulouse

Bath 3

Pool Yes

Price €520,000

Hab.Space 157 sqm

Land Tax N/A

Property Description

Just a stone's throw from Rochegude Park, this beautiful Albi house offers over 150 sqm of living space spread over three levels. Traditional in design, the living spaces are located on the first floor. All the hallmarks of this construction period blend harmoniously: high ceilings, cement tiles, parquet floors... A perfectly preserved timeless charm! The independent and well-designed kitchen maximizes every square meter. The living room, bathed in light thanks to its openings onto a south-facing terrace, offers a pleasant and welcoming living space. A bedroom with a private bathroom completes this level. Upstairs, a landing leads to two bedrooms that share a bathroom. One of them has been divided to create three spaces, two of which are used as bedrooms. The second benefits from two fitted dressing rooms. The garden level houses a separate studio, ideal for hosting family and friends, or generating rental income. A laundry room and a motorized garage complete this property. The land at the rear will allow for optimal relaxation on the pool decks. A charming family home in the heart of a sought-after area! Town gas heating and air conditioning Garage ENERGY CLASS: C / CLIMATE CLASS: C Estimated average annual energy costs for standard use, based on 2021 energy prices: between 1,690 and 2,360 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	€520,000

Key Information

Internal Area:	157 sqm
Land Area:	0.04 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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