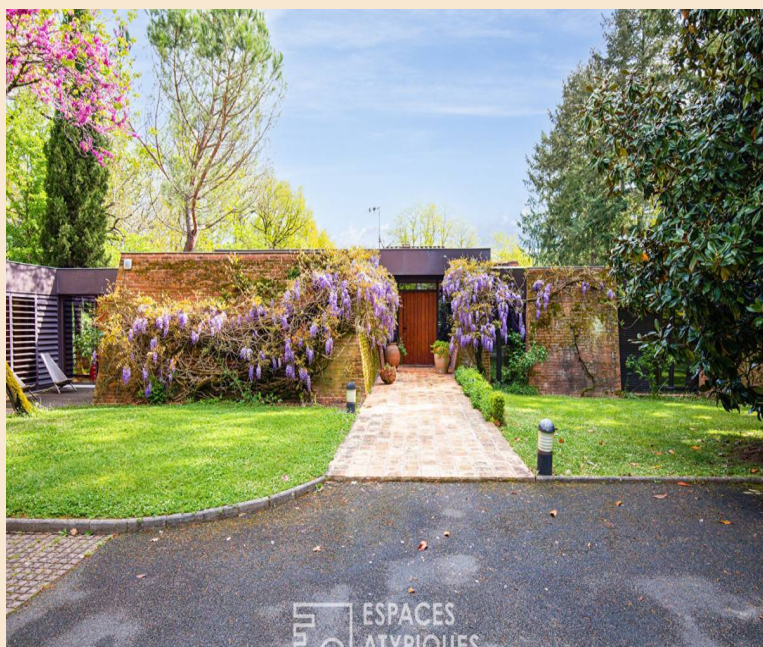


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Architect-designed house with swimming pool in an exceptional setting

Tarn , Occitanie



€1,250,000

inc. of agency fees

4 Beds 327 sqm 0.76 ha

Located in a sought-after area of Albi, just 5 minutes from the city center and close to the golf course, this magnificent architect-designed house from...

At a Glance

Reference MFH-EAT11696

Near to Toulouse

Price €1,250,000

Bed 4

Pool Yes

Hab.Space 327 sqm

Land 0.76 ha

Land Tax N/A

Property Description

Located in a sought-after area of Albi, just 5 minutes from the city center and close to the golf course, this magnificent architect-designed house from the late 1980s offers 327 sqm of living space. Designed to combine comfort and design, it stands out for its bioclimatic architecture and high-end materials. This unique and unsuspected property offers a calm and bright living environment, ideal for those seeking tranquility while remaining close to urban amenities. The interior space is composed of generous volumes. The living rooms represent approximately 120 sqm. They include a vast living room, equipped with an open fireplace and large sliding bay windows, allowing direct access to the terrace and the garden. A second, more cozy living room below, creates a warm and intimate atmosphere. The glass extension, like a glass roof, houses the dining room and a professional kitchen equipped with high-end equipment. The house has four bedrooms, including a 35 sqm master suite, offering optimal comfort. A separate bathroom, an office, and an additional dressing room complete the space. The central patio, the heart of the house, benefits from lush vegetation and a fountain. It is equipped with opening shells, bringing a touch of serenity to the whole. This exceptional property offers incredible perspectives from every room of the house. The large openings allow you to enjoy the surrounding nature and create true living tableaux, evolving with the seasons. The property nestles in the heart of a landscaped and wooded park of over 7,000 sqm, sheltered from view, a beautiful interlude of serenity far from the hustle and bustle of the city. The pool house, equipped with a bar, barbecue, and a beautiful terrace area, as well as the 12 x 6 meter swimming pool, offer a setting conducive to relaxation. A 35 sqm wellness area, including a gym, spa, sauna and shower, completes this exceptional complex. The large 87 sqm garage can easily park four vehicles. A 30 sqm air-conditioned wine cellar, accessible via a small secret passage, will delight oenophiles. Electric heating and fireplace / Thermodynamic water heater Double glazing aluminum Swimming pool 12x6 (chlorine, new liner) Automatic watering Albi city center: 5 min Ring road access: 5 min Toulouse: 50 min ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on energy prices for the years 2021, 2022 and 2023: between EUR5,990 and EUR8,160 Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	4
Price	€1,250,000

Key Information

Year Built:	1988
Internal Area:	327 sqm
Land Area:	0.76 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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