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Beautiful property in the city center in the heart of a wooded park

Tarn-et-Garonne , Occitanie



€620,000

inc. of agency fees

4 Beds 2 Baths 408 sqm 0.6 ha

This property is offered to you in interactive auction through Drouot.immo. Starting price: EUR620,000. Estimate: between EUR795,000 and EUR850,000. The...

At a Glance

Reference MFH-EATEA2-7062

Near to Toulouse

Price €620,000

Bed 4

Bath 2

Hab.Space 408 sqm

Land 0.6 ha

Pool Yes

Land Tax N/A

Property Description

This property is offered to you in interactive auction through Drouot.immo. Starting price: EUR620,000. Estimate: between EUR795,000 and EUR850,000. The sale date is scheduled for 10/10/25 at 6pm. Participation in the interactive sale is subject to prior approval. The price displayed corresponds to the starting price, including sales fees.

This remarkable townhouse is invisible from the street. It was built in the middle of a wooded and intimate park of approximately 6000sqm, and is distinguished by its preserved historical character and its ideal location close to schools, amenities, and the center of Caussade.

The bright entrance introduces a space where the authenticity of quality materials combines with timeless elegance. An office or bedroom with its own bathroom precedes a magnificent living room bathed in light, adorned with a remarkable fireplace. The adjoining dining room, in perfect harmony with the living room, also features a spectacular fireplace. The spacious kitchen is also decorated with a beautiful fireplace and a central island, which completes the high-quality equipment. It opens onto a veranda, a summer or winter lounge, as it is heated and air-conditioned, overlooking the garden and the swimming pool.

The first-floor landing leads to three elegant, generously sized suites. Two of them have shower rooms and toilets. The third is equipped with a bathroom with a shower and bathtub, and connects to a dressing room/laundry room. This suite also benefits from a private balcony. A separate toilet completes this level.

The second floor houses a comfortable attic suite. It has a dressing room and a bathroom with a bathtub, shower, and toilet. On this level, two additional unfinished rooms or attics will provide two additional storage spaces.

The garden level is distinguished by its layout as a true apartment. It features a kitchen and a comfortable living room with travertine floors and cut stone walls. This level also includes a huge pantry and a wine cellar. The airlock giving access to the terrace and the swimming pool

is judiciously placed. It is equipped with a shower and a toilet.

An outbuilding, built on the EAST side of the plot, almost invisible from the house, offers two floors of 170sqm each. The first, on the garden level, is perfectly suited to use as a garage workshop. The second, completely free floor, with its independent entrance, offers infinite potential for various creative or professional projects: dance studio, yoga gym, exhibition room, artist studio, gîte etc...

This exceptional residence, imbued with charm and quality materials, embodies a discreet and timeless elegance. Nestled in a green and privileged setting, it represents a rare opportunity for those looking for a home where comfort and refinement blend harmoniously... Only a few minutes' walk from the center of the village. Caussade

- A20 motorway / Exit 59 20 minutes from Montauban 60 minutes from Toulouse city center. 50 minutes from Toulouse Blagnac airport. 5 minutes from shops and schools (nursery, primary and secondary).

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established using 2021 energy prices: between EUR4,850 and EUR6,650. Information on the risks to which this property is exposed is available on the Géorisques website

Sales Agent : Julien DARPARENS - EI - numéro RSAC 534 445 291 - 07 87 73 80 99

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€620,000

Key Information

Year Built:	1930
Internal Area:	408 sqm
Land Area:	0.6 ha

Property Features:

- Balcony: 1
- | | |
|----------------|-----|
| Has a Garden | Yes |
| Swimming Pool? | Yes |

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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