



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454. - Fax : 0033 (0) 562.346.660
abafim.it
Contattaci anche tramite e-mail su contact@abafim.com

Beautiful Villa w/Gite Castres

755 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26490
- Numero di stanze : 10
- Numero di camere da letto : 5
- Superficie abitabile : 275 m²
- Superficie del terreno : 3 100 m²
- Imposta patrimoniale : 2 769 €



Located in Castres is this beautiful property for sale comprising a 270m² villa and a gîte. The main house has an entrance hall, living room, sitting room with fireplace, dining room, kitchen, breakfast room, a study, bathroom, washroom, toilet, five bedrooms and a storage cellar. There is a garage and 3100m² of fenced land with trees.

You will appreciate being in the town centre, to be able to commute by bicycle or other and have all commerce and services a couple of minutes away. You will enjoy relaxing in the wooded garden.

An outdoor staircase leads to the house which has one floor, constructed on a cellar and crawlspace.

A 13m² entrance hall awaits inside which serves, to the right, the 30m² living room, the 23m² sitting room with fireplace, a 15m² study also with fireplace and a 21m² bedroom. A second bedroom, 14m², is accessed from the study, as well as a 14m² bathroom with toilet and another 14m² bedroom.

A long, 20m² corridor with shiny wooden flooring serves the fourth bedroom, 20m², which is a master suite with 9m² washroom and a toilet. The fifth bedroom is 14m² and is next to the stairs leading to the cellar. At the end of the corridor is the 11m² kitchen which enjoys lots of natural light, is fully equipped and connects with the 20m² breakfast room which has access to the outside to the rear of the villa and the garden. The breakfast room connects also with the 34m² dining room.

The basement has access from the interior and exterior of the house. It has a 30m² cellar where the oil tank is located. The basement also has two other storage rooms and a wine cellar.

Outside is a small house serving as a gîte. A staircase leads up to the main living room, 45m² with an open kitchen. A small corridor leads to a 6m² bathroom, a toilet and an 18m² bedroom. A ground floor room serves as office and another as storage.

The roof is covered in tile. Construction is traditional. Heating and hot water are supplied by oil. Windows are PVC and wooden framed and double glazed. The house has wooden flooring throughout except the kitchen. The windows have sunshades. The property has an individual sewage system.

This house is perfect for a family home with a comfortable and pleasant atmosphere reigning inside. The spacious volumes will allow you to spread out and allow private space. The splendid mini grounds are 3100m² and may be built upon should an eventual project arise.

You will be in Castres, 1h15 from Toulouse and its airport, 40 mins from Albi, 1h45 from the Mediterranean, 2h40 from skiing, 2h45 from Spain and 3h50 from the Atlantic.

CONSUMO ENERGETICO : D (172)

GAS SERRA : E (36)