LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A20396SOM81 Price: 350 000 EUR

agency fees to be paid by the seller

Move-in ready town house for sale with garden | energy efficient | South-West France















INFORMATION

Town:	Graulhet
Department:	Tarn
Bed:	4
Bath:	2
Floor:	225 m2
Plot Size:	900 m2

IN BRIEF

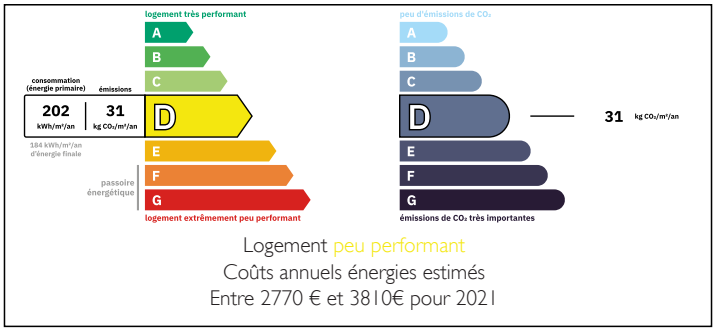
This beautifully renovated house with large garden in Graulhet, south of France, offers the perfect move-in ready home for families, remote workers, or anyone seeking the good life in an authentic French town. No renovation work required – simply unpack and enjoy.

The property boasts excellent energy efficiency with a good energy rating (DPE). This means low energy bills year-round while retaining the original charm of parquet floors, fireplaces, and high ceilings.

A rare find: a ground-floor bedroom with shower room and dressing room, ideal for those with mobility needs. The spacious, light-filled dining room overlooks the immaculate, mature garden with room for a pool, olive trees, and even space for chickens or a kitchen garden.

This small, lively town offers all amenities without tourist crowds. Just 30 minutes from Albi (UNESCO World Heritage) and 1 hour from Toulouse, with skiing...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2770 € et 3810€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**3192 EUR**
Taxe habitation:	**672 EUR**

NOTES

DESCRIPTION

 Move-in ready town-house – No renovation required, turnkey condition
 Large, mature garden (room for pool, vegetable garden, chickens)
 Excellent energy rating – Low running costs with modern efficiency - the rating of C is 2 just points off an excellent B
 Ground-floor suite – Bedroom, shower room, dressing room (accessibility-friendly)
 South-West France location – Tarn, Occitanie (non-tourist, authentic)
 All amenities in town – Schools, shops, medical, markets, culture, sports
 Easy access – Toulouse (1h), Albi (30min), Pyrenees/Mediterranean (2h)

The ground floor offers kitchen, light-flooded dining room overlooking the garden, cosy living room, WC, bedroom with en-suite shower room and walk-in wardrobe., all situated off a large and welcoming entrance hall.

The solid wooden stairs lead to a first floor with large master suite overlooking the garden, family shower room and second bedroom.

The second floor provides two further bedrooms plus a very large attic space currently offering clean, dry storage but ripe for conversion to more bedrooms or bathrooms, to office space or other uses.

The basement is where we find the laundry room, a further shower, a wine cellar, a large office and further utility spaces with a pellet burner heating the whole space. The basement enjoys natural light and access to the garden.

This classic French town house with garden sits in a central yet quiet position in Graulhet (say groy-yay), a charming small town in South West France that remains refreshingly untouched by mass tourism. The gated property offers easy vehicular access with