LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34889SOM81 Price: 289 000 EUR

agency fees to be paid by the seller

Great new price for spacious family home with mature garden, edge of town not far from Toulouse



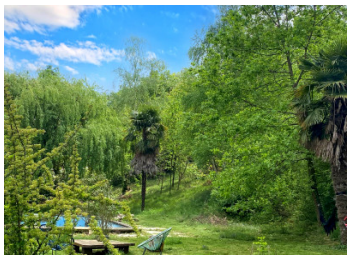












INFORMATION

Town:	Graulhet
Department:	Tarn
Bed:	5
Bath:	3
Floor:	212 m2
Plot Size:	9213 m2

IN BRIEF

An ideal family home offering plenty of living space plus ample additional space for home working, workshops, studios, storage, etc.

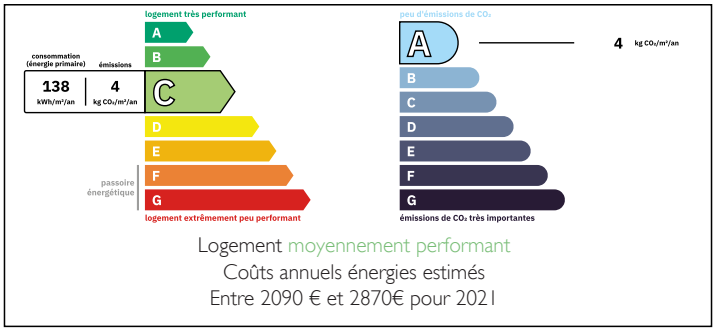
The two upper floors offer comfortable living spaces and three generous bedrooms as well as three bathrooms..

The basement adds two further bedrooms/offices with exterior access plus a number of useful rooms and spaces waiting to discover their true purpose. A separate apartment could be created here and/or the rooms could be used for a variety of professional or hobby purposes.

The extensive garden is full of birdsong from the mature trees, with a large central flat area and several separate small spaces on different levels with a spring for watering in summer.

The house is located on the edge of a market town not far from the major centres of Albi and Toulouse as well as further historic towns of Realmont,...

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 2090 € et 2870€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**2908 EUR**

NOTES

DESCRIPTION

From the front door, enter into a tiled hallway with stairs up to the left, the living room ahead, and a perpendicular corridor leading left to the kitchen and WC, and right to a bedroom and shower room.

The living room (36 m²) is bright and airy, with a fireplace at one end, and at the opposite end the dining space is screened by a built-in planter. Three sets of French windows lead onto the recently laid terrace.
Double doors lead into a heated conservatory with recently replaced, insulated roof. This offers a second living/dining space (26 m²).

The L-shaped fitted kitchen (17 m²) chimes perfectly with the retro feel of this 70s home. The breakfast table provides useful family dining space in the narrower section of the L.
A glazed door opens onto the front entrance area.

At the far end of the internal corridor is a double bedroom (10.5 m²) with French windows leading to the garden and a bathroom with bathtub and basin (4 m²).

First floor:
To the left of the landing, a sizeable storage closet/dressing room.
To the right, a WC.
At the end of the corridor a double bedroom with built-in cupboard and ensuite shower room. The bedroom floor area measures 11 m², 5 m² of which is under the sloping eaves but still very useable.
The master suite offers a very large double bedroom (22 m²) with ensuite bathroom (12.5 m²). This surprises with its gigantic circular bathtub, shower over (no curtain or screen...

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