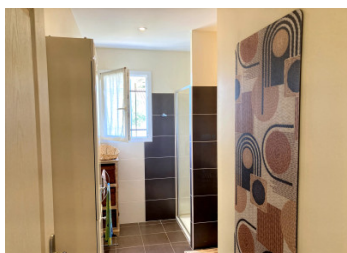


Tarn 81: Castres - Contemporary 3 bedroom villa, built in 2012 and ideally located near the city-centre.



INFORMATION

Town:	Castres
Department:	Tarn
Bed:	3
Bath:	1
Floor:	120 m ²
Plot Size:	575 m ²

IN BRIEF

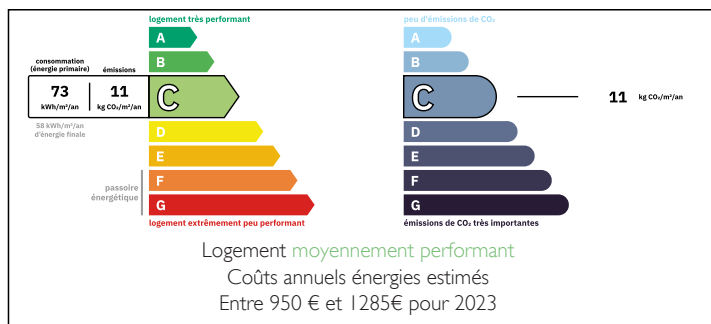
Located near the city-centre of Castres, in a highly sought-after neighbourhood, this contemporary 120 m² home will charm you with its ideal location and high-quality features.

This house is filled with natural light and features a spacious 45 m² open-plan living area including a lounge, dining room, and fully equipped kitchen, opening directly onto a large terrace through the patio door – perfect for entertaining or enjoying quality time with family.

Combining comfort and functionality, this villa includes:

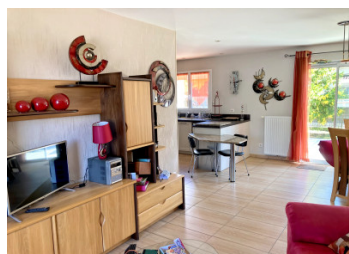
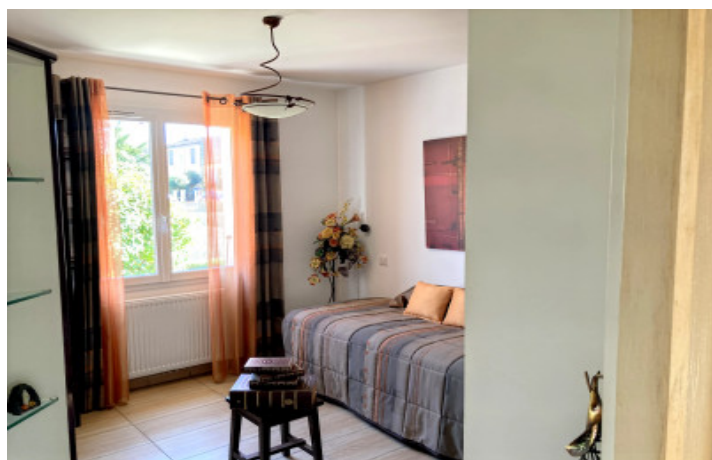
- + 3 spacious bedrooms with large built-in wardrobes
- + An additional room that can be used as an home-office – ideal for remote work – or as a playroom/gym
- + 1 bathroom

ENERGY - DPE



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.



DESCRIPTION

Enjoying an ideal location close to the city-centre, this single-storey villa is a must-see. Schools, shops, healthcare services, and public transport are all within walking distance.

Resolutely modern and functional in every way, the house is composed of:

+ A spacious 36.21 m² living and dining area, filled with natural light thanks to a large patio door that leads onto a generous terrace with views of the landscaped garden.

+ A 9.64 m² open-plan kitchen, fully fitted and cleverly designed around a central island, offering plenty of storage and a modern layout.

+ A 4.84 m² food storage area, directly accessible from the kitchen – practical and ideal for additional storage space.

+ An additional 12.51 m² room, perfect as a home-office for remote work, or as a playroom or a gym.

The bedroom area includes:

+ 3 bedrooms (measuring 12.33 m², 10.85 m², et 10.78 m²), all with large built-in wardrobes

+ 1 bathroom (7.5 m²) featuring built-in storage, a double sink, and a walk-in shower

+ 1 separate toilet (1.99 m²)

The 20 m² garage, offering ample storage space, is accessible via the electric gate as well as directly from inside the house. It can accommodate one car, and a second private parking space is available in the private driveway just in front of the garage.

All you have to do is move in and enjoy this house with top-quality features.

A viewing is highly recommended!

Key features:

□ Prime location near the city-centre

□ Contemporary design

□ 3 bedrooms plus an office / gym / playroom

□...

LOCAL TAXES

Taxe habitation: **1888 EUR**

NOTES