LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40628FHA81 Price: 225 000 EUR

agency fees to be paid by the seller

***UNDER OFFER* Tarn 81: Castres - Contemporary 3 bedroom villa, built in 2012 located near the city-centre**







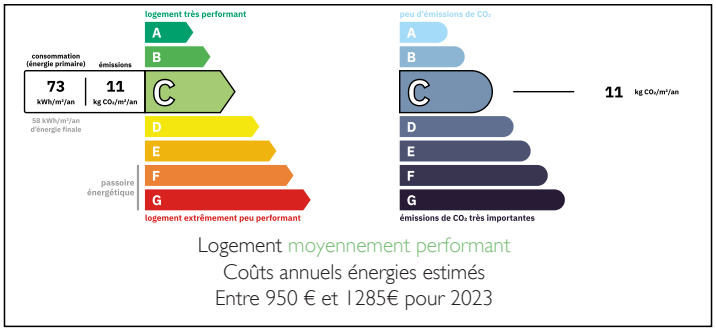








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 950 € et 1285€ pour 2023

INFORMATION

Town:	Castres
Department:	Tarn
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	575 m2

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
* A bedroom annex
* An additional room that can be used as an home-office – ideal for remote work – or as a playroom/gym
* 1 bathroom

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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 habitation:	**1888 EUR**

NOTES

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 and 10.81m²), all with large built-in wardrobes
* 1 bedroom annex (10.78m²)
* 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 /...