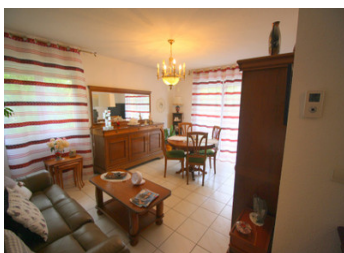


Tarn: Special investor Castres centre superb flat in secure residence.

EXCLUSIVE



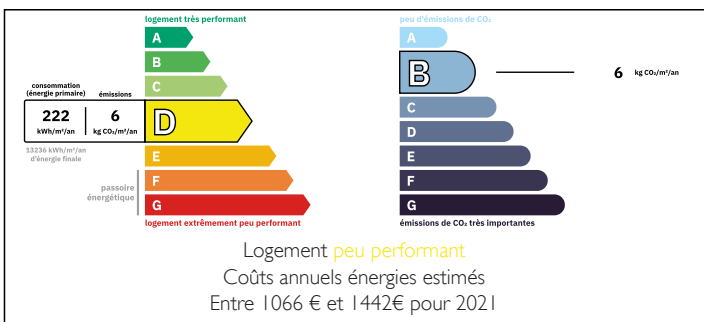
INFORMATION

Town:	Castres
Department:	Tarn
Bed:	2
Bath:	1
Floor:	59 m2
Plot Size:	0 m2

IN BRIEF

If you're looking to invest in a flat close to Castres town centre, then this is the property for you! This 59.62 m² flat, already rented in a beautiful, fully-secured condominium with private parking will provide you with an attractive rental income. It features a lift, rotating balcony, bright rooms and a quiet location. A great opportunity!

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

Step through the secure gates and you'll find this attractive residence with its 3-storey building.

The flat is located on the first floor, with the entrance hallway leading to an 8.82 m² fitted kitchen, a 19.7 m² lounge/dining room with two French windows opening onto the 2-sided balcony, 2 bedrooms, one of 10.8 m² and the other of 11.7 m², bathroom and WC.

Everything here is in perfect condition, bright and functional!

Heating is provided by electric radiators.

This property is waiting for you!

Location:

Ideally situated between Albi, Toulouse and Carcassonne, Castres, the birthplace of Jean Jaurès, has a population of over 40,000 and is at the heart of a catchment area of almost 150,000 inhabitants.

Its pastel-coloured houses, suspended above the River Agout, give it the air of 'Little Venice'. It is one of those towns with a subtle yet profound charm, combining quality of life, cultural dynamism and economic development. Its famous Goya museum, second only to the Louvre in terms of Hispanic art, its pharmaceutical industry with Pierre Fabre laboratories, its regiment, the 8th RPIMA, and its emblematic rugby team, Castres Olympique, need no introduction!

At the heart of the new Occitanie region, the department of the Tarn welcomes you to discover and embrace its culture of good living, rooted in its Occitan roots.

You'll also appreciate this department of a thousand faces, with its museums

such as the Toulouse Lautrec Museum in Albi, the Goya Museum in Castres and Dom Robert in Sorèze.

Nearby, the medieval village of...

LOCAL TAXES

Taxe foncière: 1330 EUR

Taxe habitation: EUR

NOTES