LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39421SOM81 Price: 434 000 EUR

agency fees to be paid by the seller

Unusual modern house with Moorish influences, set above a thriving town

INFORMATION

Town:	Castres
Department:	Tarn
Bed:	3
Bath:	3
Floor:	190 m2
Plot Size:	5414 m2

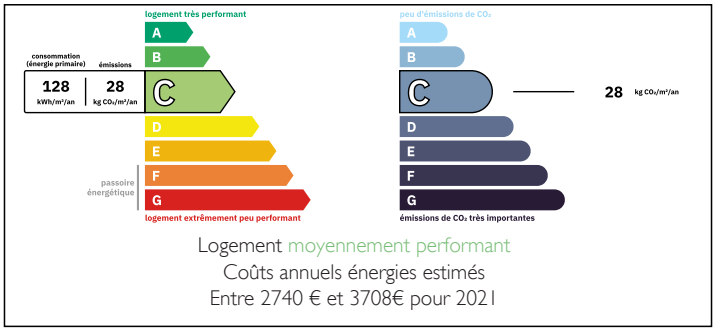
IN BRIEF

Take a look at this unusual home, designed by an architect to provide airy living spaces and the convenience of three en-suite bedrooms. A second living room with mezzanine library offers extra room to find your own spot. The wine cellar (sadly empty of bottles) is a handy addition, as are the office and two garages.

The pool, with its pool house and loggia, provide an excellent space for outdoor living. A large patio, protected on three sides by the wings of the house, combined with the broad verandas on the three external sides, means you always have the choice of the best spot to make the most of the weather.

Reminiscent of Australian homes and with Moorish influences, this is a home designed for the heat of the south of France. Modern in style, of quality construction and suitable...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2740 € et 3708€ 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:	**2800 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Drive in under the portico and double gates are opened by a key code to give onto the broad forecourt. Either side of the gate is a garage with up-and-over door.

Enter the house into a hallway giving access to the kitchen, living room and a bedroom suite.

Living room (70m²): sliding patio doors at either end of this long room, providing light and a nice breeze. Two 'wings' to this room offer many options for the disposition of furniture as dining area, lounge, TV corner, games corner etc.

From the living room, further to a second, double-height living space/music room/library (20m²). Stairs curving up to mezzanine library. Patio doors to internal patio.

Kitchen: (20m²) fully fitted and tiled throughout in a Moorish style. Patio doors to exterior veranda. Pantry with worktop, fitted cupboards and shelves, space for fridge, freezer.

Bedroom suite 1:
From front door, vestibule to shower room (4m²) with shower cubicle, bidet, WC and vanity unit, tiled throughout. Tilt window with security bars.
Walk-in closet/wardrobe/dressing room (2,7m²)
Bedroom (12m²) with patio doors to veranda.

From the living room, access via a vestibule to bedroom suite 2.
The bedroom (12m²) has patio doors to the internal patio, access to bathroom (4.5m²) with bath suite in pale grey: bath with shower over, bidet, WC, basin, tiled throughout, tilt window with security bars.

From the bedroom, further to a utility/laundry room with built-in wardrobes/closets, laundry sink, washing machine point. Door to patio.