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CASTRES, BOURGEOIS HOUSE WITH POOL



SELLING PRICE : 550 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

Just 5 minutes from Castres, this stone bourgeois house, built between the late 18th and early 19th centuries, offers an exceptional living environment combining historic charm and modern comfort. With 381 m² of living space spread over three levels and set on a 884 m² plot, it impresses with its generous proportions and noble materials.

The ground floor features a spacious 40 m² living room, a functional 17 m² kitchen, and an entrance hall with a corridor of approximately 20 m². This level enjoys direct access to the south-facing terrace and pool, perfect for relaxing or entertaining. A second terrace, located at the rear on the north side adjacent to the kitchen, is ideal for outdoor dining in the shade during summer. Two bedrooms and a bathroom complete this floor.

The first floor offers three bright bedrooms of approximately 17 to 18 m², a laundry room, and a bathroom.

On the second floor, two additional bedrooms, a kitchen, a bathroom, and a large 46 m² living or leisure space provide great flexibility for various uses.

A cellar occupies part of the basement, providing valuable storage space.

Surroundings and Nearby Activities

Located close to Castres, this property offers easy access to a wide range of sports, cultural, and leisure facilities:

- Golf course 15 km away.
- Navigable lake and water activities 35 minutes away in the Montagne Noire.
- Leisure center, tennis courts, ice rink, and water sports facilities just 5 minutes away.

Nature lovers will also enjoy exploring the iconic landscapes of the Sidobre and the hiking trails of the Montagne Noire. The Castres-Mazamet airport, only 15 minutes away, provides daily flights to Paris, while Toulouse is just an hour's drive.

This bourgeois house, ideal for family or professional projects, combines authenticity, comfort, and quality of life in an exceptional setting

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	332 m ²
Land area (m2) :	-	room number :	12	Bedrooms :	8
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	D	Gaz consumption assessment :	B
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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