

Impeccable town house with large garden, ground floor suite. Central yet quiet position. No work needed.



## INFORMATION

Town:	Graulhet
Department:	Tarn
Bed:	4
Bath:	2
Floor:	225 m2
Plot Size:	900 m2



## IN BRIEF

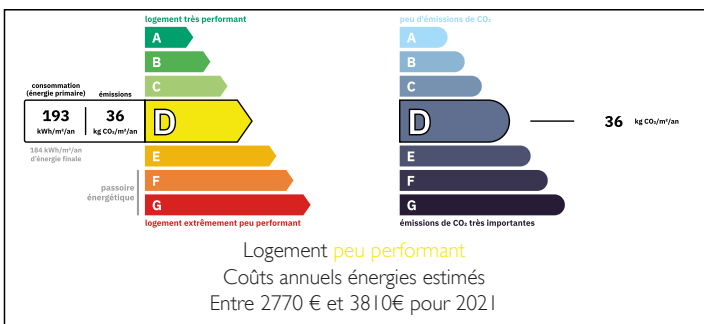
Everything is perfectly presented in this beautiful home, offering all you need for a family or small guest house. Walk in and feel the warmth, charm and prestige of a house that has been updated with care and good sense to offer beauty and comfort, and minimize bills, whilst retaining original features. There is even a ground-floor bedroom suite with shower room and dressing room. The wonderfully light and airy dining room looks over the immaculate garden.

This home is filled with light from the high double-glazed windows with new and versatile shutters for varying levels of shade.

Only 1 hour from Toulouse centre and 30 minutes from Albi for city trips. Skiing is 2 hours away in the Pyrenees, and the beaches of the Mediterranean are a similar 2-hour drive.

Near to Gaillac for local wines, surrounded by the Tam...

## 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

Walk in up steps to entrance hall, original tiled floor, WC, wainscotted walls.

The 2 main rooms retain their parquet flooring, fireplaces, high ceilings and plaster mouldings. The living room opens onto the dining room at the rear, with views to the garden. A small reading nook or what could be a reception area makes good use of the generous space in the hall. A generous double bedroom looks out to the front of the house and enjoys a new fitted shower room plus dressing room. Ideal for those with mobility issues, it makes it unnecessary to go to the upper floors.

Large, modern kitchen, with all appliances.

Doors through to spacious conservatory-style dining room with fitted screens and double-glazed windows enjoying the view of the garden. The high timber ceiling helps retain the airy feel. A pool, above ground or below, would be easy to supervise from this shady spot.

From kitchen, steps down to very useful basement: climate controlled wine cellar, large room currently an office, large laundry room with shower, many storage spaces. Ideal for anyone working from home, these areas are very versatile, dry, warm, with natural light. Condensing gas central heating boiler. Pellet burner for additional heating and to reduce fuel bills. Pump system for garden irrigation fed from well. Access to garden.

From entrance hall, stairs up to 1st floor: 1 large bedroom with walk-in wardrobe; 1 parental suite with large walk-in wardrobe, large shower room/WC; family shower room/WC.  
Door to stairs...

## LOCAL TAXES

**Taxe foncière: 3192 EUR**

**Taxe habitation: EUR**

## NOTES