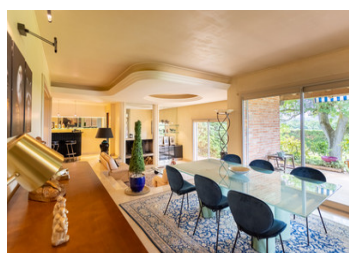


Tarn:Graulhet, prestigious property with : architect-designed house, outbuildings, swimming pool and nice plot



INFORMATION

Town:	Graulhet
Department:	Tarn
Bed:	4
Bath:	2
Floor:	307 m2
Plot Size:	17000 m2

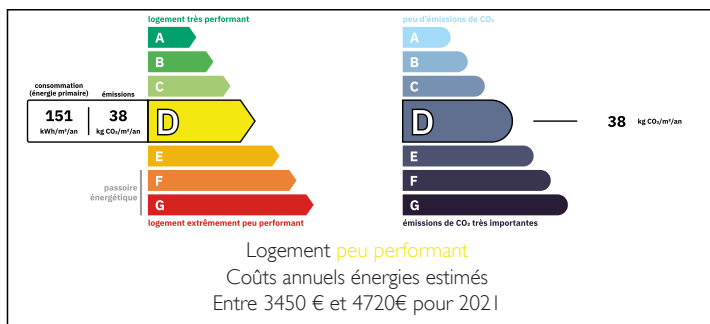
IN BRIEF

This exceptional property is located in the beautiful Occitanie region, in Graulhet between Albi and Castres, near the famous Gaillac vineyards. Located in the heart of the Pays de Cocagne, famous for its gentle way of life and its land of plenty.

This absolutely remarkable property is tucked away in a quiet, wooded and landscaped 1.7-hectare plot. The architect-designed house, built in the 1980s, offers breathtaking volumes, quality of design and decoration.

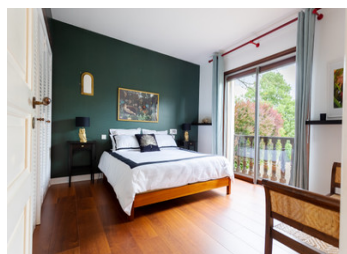
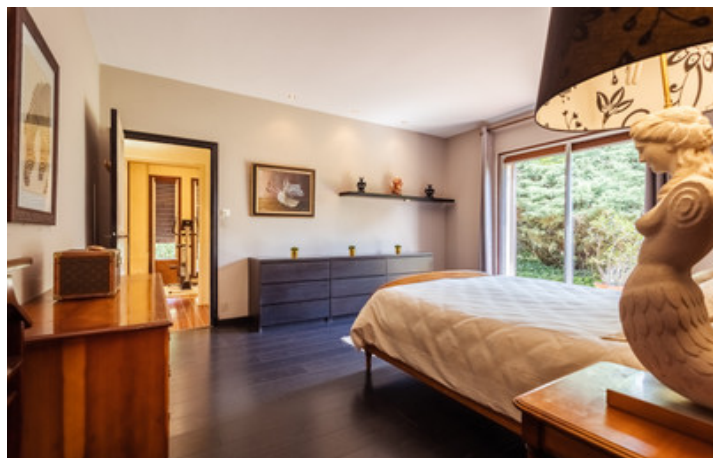
It boasts no less than 307m2 , with garage, outbuilding, 12x6 swimming pool, sauna and solarium. There's a well on the property and an automatic watering system. If you're looking for the house of your dreams, it could well be here, so let's get started.

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

Through the entrance, a vast, luminous hall reveals an incredible living room, bathed in light thanks to large windows opening onto the terrace. This room includes a living room with fireplace, dining room and bar, with beige ceilings and colonnades that give this living space a luxurious design, where the light reflects wonderfully.

Next, an equally remarkable open-plan kitchen with dining area opens onto the large terrace and nearby swimming pool. Still on the same level, an en suite bedroom and bathroom, where marble and marine parquet coexist, is a true feast for the eyes! A study and dressing room complete the first floor. A beautiful staircase leads to the first floor, where, in the same spirit of style, 3 beautiful bedrooms and their bathrooms, a games room and an office will seduce you in their turn.

You'll also benefit from a 130m² basement, a 60m² double garage, a laundry and boiler room and, to your delight, a sauna and solarium.

A 60m² outbuilding at the rear of the house can be converted to suit your lifestyle.

Underfloor heating is provided by an oil-fired condensing boiler dating from 2021, and reversible air conditioning is also installed. This house is a real gem, offering top-of-the-range amenities.

Who hasn't dreamed of such a heavenly place to live in peace and quiet, just a 5-minute drive from shops and services? What luxury!

The swimming pool and pool house, the terraces, flowerbeds and trees - the list goes on and on, and it's...

LOCAL TAXES

Taxe foncière: 5822 EUR

Taxe habitation: EUR

NOTES