

Great new price for spacious family home with mature garden, edge of town not far from Toulouse



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Graulhet |
| Department: | Tarn     |
| Bed:        | 5        |
| Bath:       | 3        |
| Floor:      | 212 m2   |
| Plot Size:  | 9213 m2  |



## IN BRIEF

An ideal family home offering plenty of living space plus ample additional space for home working, workshops, studios, storage, etc.

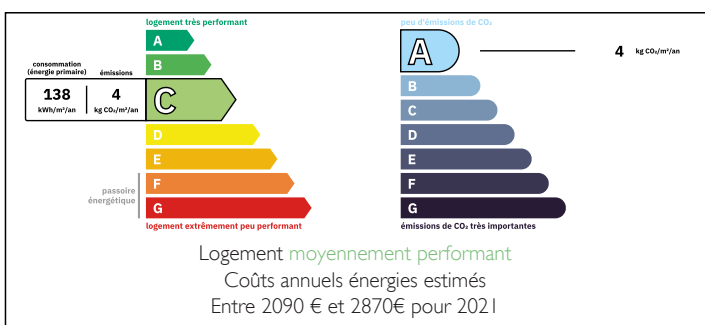
The two upper floors offer comfortable living spaces and three generous bedrooms as well as three bathrooms..

The basement adds two further bedrooms/offices with exterior access plus a number of useful rooms and spaces waiting to discover their true purpose. A separate apartment could be created here and/or the rooms could be used for a variety of professional or hobby purposes.

The extensive garden is full of birdsong from the mature trees, with a large central flat area and several separate small spaces on different levels with a spring for watering in summer.

The house is located on the edge of a market town not far from the major centres of Albi and Toulouse as well as further historic towns of Realmont,...

## ENERGY - DPE



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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

From the front door, enter into a tiled hallway with stairs up to the left, the living room ahead, and a perpendicular corridor leading left to the kitchen and WC, and right to a bedroom and shower room.

The living room (36 m<sup>2</sup>) is bright and airy, with a fireplace at one end, and at the opposite end the dining space is screened by a built-in planter. Three sets of French windows lead onto the recently laid terrace.

Double doors lead into a heated conservatory with recently replaced, insulated roof. This offers a second living/dining space (26 m<sup>2</sup>).

The L-shaped fitted kitchen (17 m<sup>2</sup>) chimes perfectly with the retro feel of this 70s home. The breakfast table provides useful family dining space in the narrower section of the L.

A glazed door opens onto the front entrance area.

At the far end of the internal corridor is a double bedroom (10.5 m<sup>2</sup>) with French windows leading to the garden and a bathroom with bathtub and basin (4 m<sup>2</sup>).

First floor:

To the left of the landing, a sizeable storage closet/dressing room.

To the right, a WC.

At the end of the corridor a double bedroom with built-in cupboard and ensuite shower room. The bedroom floor area measures 11 m<sup>2</sup>, 5 m<sup>2</sup> of which is under the sloping eaves but still very useable.

The master suite offers a very large double bedroom (22 m<sup>2</sup>) with ensuite bathroom (12.5 m<sup>2</sup>). This surprises with its gigantic circular bathtub, shower over (no curtain or screen...

## LOCAL TAXES

Taxe foncière: 2908 EUR

## NOTES