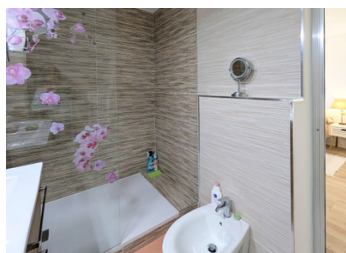


Spacious and welcoming penthouse apartment in friendly market town, huge terrace, private lift access



INFORMATION

Town:	Réalmont
Department:	Tarn
Bed:	3
Bath:	2
Floor:	106 m2
Outside Space:	127 m2



IN BRIEF

See this penthouse apartment in the charming town of Réalmont and you're sure to be impressed. Quality finish with solid wood flooring, reversible air conditioning. Accessible to wheelchair users.

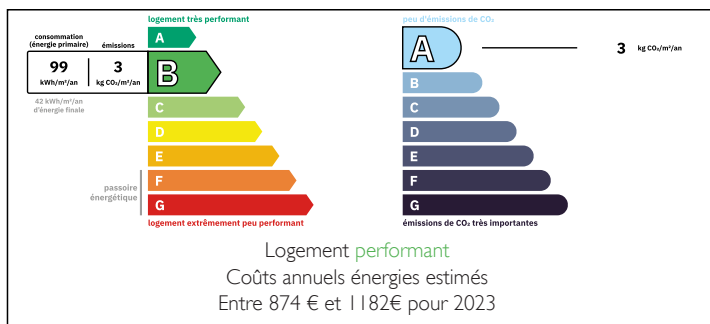
With its large and airy open-plan living space and kitchen and its enormous private terrace, there is enough room for everyone to spread out and find their spot.

The lift with coded direct access to your home, as well as a personal staircase, mean that you will feel nicely private in your space.

The views from the terrace are of rooftops and distant hills. The hot tub (included), lounge area and dining table offer plenty of options, still leaving room for exercise or entertaining.

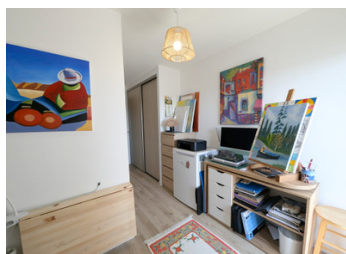
In the south of France, 15 minutes from bustling Albi, not far from Toulouse airport and several train stations, Réalmont is a rural town with great connections.

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

Entering through coded access gates into a secure car park with your two private parking spaces and EV charging point, take the lift directly to your own apartment. The lift lobby opens into the living space: Open-plan living, dining and kitchen (44 m²). The fitted kitchen is fully equipped and indoor dining is around the island table with built-in wine fridge. If desired, the large L-shaped sofa can be included in the sale.

From the living area, a balcony door and wide sliding glass doors lead to the terrace. This is the highlight of this penthouse apartment. At 117 m², it offers an excellent space for dining, lounging, entertaining, exercising or a dip in the hot tub.

Choose sun or shade and enjoy growing your own lemons and herbs, maybe some grapes, or flowers in pots. There's room for it all. Views to distant hills.

From the living area, sliding door to WC and laundry room, door to stairwell (access only to your door on this top floor).

Hallway leads to the bedrooms, each with its own balcony:

Bedroom One, 15 m², with private shower room (large walk-in shower, bidet, double basin), built-in wardrobe.

Door through to further hallway with built-in storage, access to:

Bedroom Two, 10 m², with built-in wardrobe.

Bedroom Three, 11 m², with private shower room (shower, WC, basin), built-in wardrobe.

A cellar storage cage offers 7 m² of space with shelving for outdoor gear, suitcases etc.

Réalmont is a thriving market town, 20 km from the departmental centre of Albi...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES