

Tarn: Castres, magnificent Art Deco-style architect-designed villa with garage, veranda and wooded grounds.

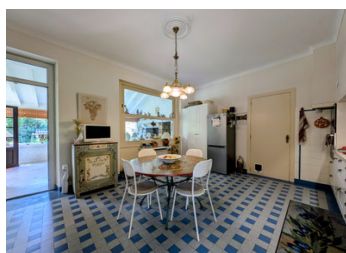
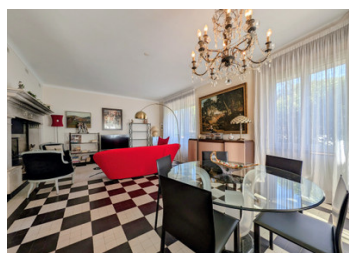


INFORMATION

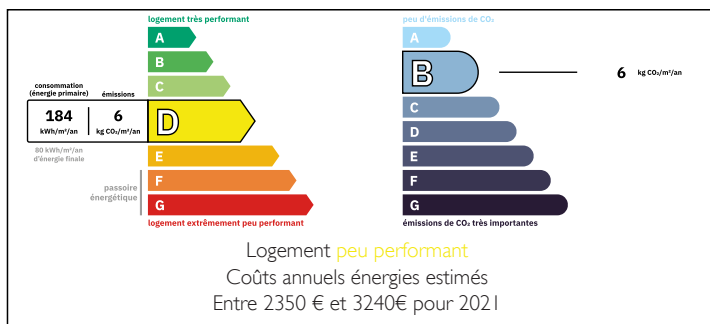
Town:	Castres
Department:	Tarn
Bed:	4
Bath:	2
Floor:	169 m ²
Plot Size:	910 m ²

IN BRIEF

If you are looking for an exceptional property in the heart of the city, then look no further. This is where you can settle down in this high-end residence, a property full of character and a true paradise! Built in the 1950s and designed by a famous architect whose distinctive and refined style is easily recognisable, this bourgeois house is sure to charm you with its 169 m² of living space plus veranda, and is well hidden within a fully enclosed landscaped park of 910 m².

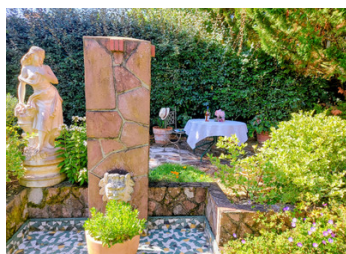
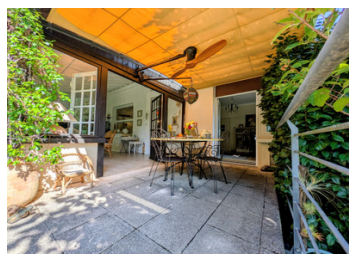


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Step through the entrance gate and you will find yourself in front of a truly unique villa. Elegant and imposing, its Art Deco style is absolutely remarkable! A pure delight for the eyes with its bow windows and large openings, balconies, terraces, stone-based verandas and Genoese windows, all enhanced by beautiful trees, paths and flower beds – a real enchantment!

Push open the ornate wrought iron front door and you will discover a spacious and bright entrance hall, where the Art Deco style is very much in evidence and enhanced.

This entrance hall, with its cloakroom and WC, leads to a magnificent 33m² living room. This room is truly dazzling with its bow window, its typical chequerboard floor, its fireplace and its lighting – it has incredible charm!

Next, we discover the equally elegant kitchen, which, like everywhere else, has retained its style while adopting the necessary modernity that makes each room as functional as one could wish for. This room captures the incredible light offered by the veranda that extends it, an incredible living space with its own fireplace, an ode to light! But that's not all! This veranda also opens onto a terrace with an awning if needed, providing complete shelter and surrounded by rose bushes and flower beds, inviting you to daydream!

On this ground floor, a 16m² office also opens onto this terrace – you wouldn't believe how nice it is! This office was formerly a bedroom, which is good to know depending...