



## Town House with Courtyard and More Potential



### Informações do Revendedor

Name:	David Evans
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Experience since:	
Tipo de Serviço:	Selling a Property
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 239,000

### Localização

Country:	França
CEP:	81100
Adicionado:	02/09/2024

#### Informação adicional:

Town House with Courtyard and More Potential, 7-room building located very close to the city center of Castres. Large with a living area of 140m2 on a plot of 157m2, this property is semi-detached split into 2 levels with an apartment on each level. Possibility of leaving it in 2 apartments or making it a single large house.

Currently, the ground floor is composed of an entrance, 2 bedrooms, a large living room with an open kitchen on it as well as a bathroom, a toilet and a shower room. Upstairs you will find 3 bedrooms, a large living room and a separate / equipped kitchen, as well as a toilet and a bathroom.

These two spaces have access to the outside consisting of a balcony and a large terrace. Finally, a garage completes this property.

The roof is in very good condition and the insulation has been done. Ideal for a first-time buyer or a rental investment.

Close to all amenities, transport and schools.

Agency Fees payable by the seller.



Energy class D, Climate class D - Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 1080.00 and 1500.00 Euro.

The department of Tarn is a lovely rural area with nice villages dotted amongst the hills and the three principal mountain ranges lying to the south-east: the Mountains of Lacaune, the Sidobre, and the Montagne Noire, belonging to the Cevennes. The stony and wind-blown slopes of the first named are used for pasture. The highest point of the range and of the department is the Pic de Montalet (about 4150 ft).

Steeped in history, from the Cathar era to the Industrial Revolution, the Tarn department has a rich heritage of fortified villages, castles, churches and museums. While the south-western houses are mostly stone-built, cities from the northwest of the department are often made of the local red brick, typical of the region.

The limestone and sandstone foot-hills are clothed with vines and fruit trees, and are broken by deep alluvial valleys of particular fertility. With the exception of a small portion of the Montagne Noire, which drains into the river Aude, the whole department belongs to the basin of the Garonne.

The eastern portion of the department has a climate similar to that in Auvergne, the severest in France, but not quite as severe and only a few hardy farmers live there.

Tarn is bounded north and east by Aveyron, southeast by Hérault, south by Aude, southwest and west by Haute-Garonne, northwest by Tarn-et-Garonne. The slope of the department is from east to west, and its general character is mountainous or hilly.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Comum**

Quartos de dormir:	5
Banheiro:	1
Tamanho do lote:	157 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.052.468

