COLDWELL BANKER
EUROPA REALTY

House Graulhet 340 m²



SALE PRICE : 515 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Passing through the wrought-iron gates, driving beneath majestic cedars and magnolias, then discovering the residence at the heart of its grounds: from the moment of arrival, the property reveals its distinctive character.

This superb 1920s manor house embodies the art of living associated with great family residences, where architecture, natural light and the garden come together to create a unique atmosphere.

Inside, tall windows and bow windows draw the surrounding greenery into every room. The generous reception areas lend themselves equally to elegant gatherings and more intimate moments, while the monumental staircase, herringbone parquet floors, decorative cement tiles and period fireplaces evoke the refinement of its era.

Outside, a vast terrace overlooking the tree canopy provides an exceptional setting for lunches surrounded by greenery, entertaining throughout the warmer months, or simply enjoying the tranquillity and views across the treetops.

Two independent entrances and access to the residence from opposite sides enhance the natural flow of the property and the sense of space throughout.

More than a residence, this is an opportunity to embrace a distinctive way of life: the charm of preserved architecture, the pleasure of mature grounds and the privilege of a singular address near Lavaur, between Toulouse and Albi.

Price: €515,000, agency fees included and payable by the seller.
Montant des frais annuels d'énergie : entre 7500€ et 10200€
Energy performance rating: D
Information concerning the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

In accordance with Article L561-5 of the French Monetary and Financial Code, proof of identity will be required before any viewing.

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FEATURES

Property type:	House	Area:	340.0 m²	Property tax:	€5.00
Number of rooms:	18 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 216

Greenhouse gas emissions (GHG) index: D 47

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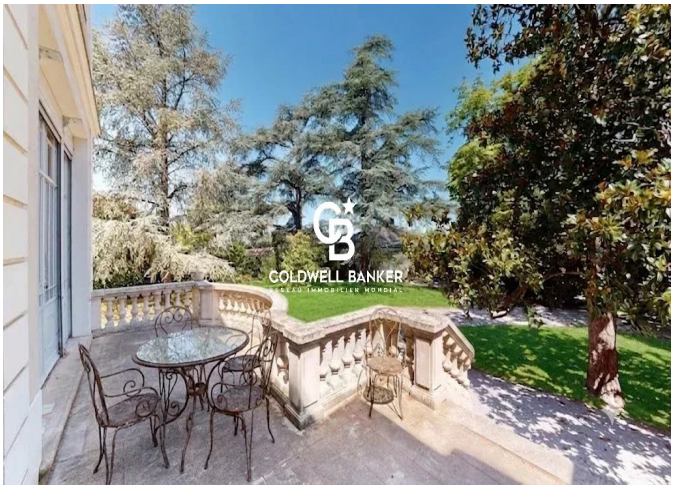





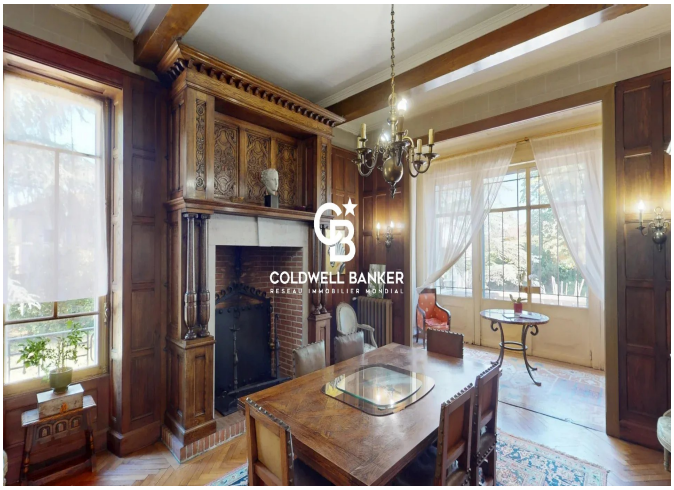

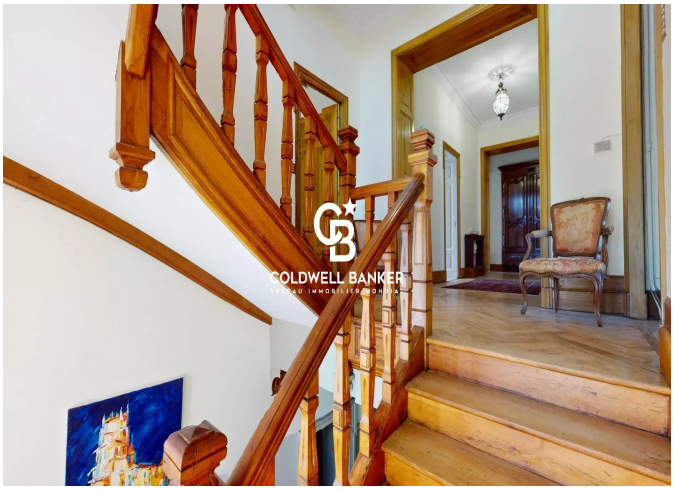

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