



## Apartment

MAZAMET (81)

**125 000 €\***

\* Agency fees to be paid by the seller



160 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

For sale: Charming duplex with master suite in the heart of Mazamet, just 20 minutes from Castres airport Discover this superb duplex ideally located in the heart of Mazamet, just 20 minutes from Castres airport. This proximity makes your travel easier, especially since flights are available to Paris every day, except Sunday. This property offers a perfect combination of modern comfort and traditional charm. With its 2 spacious bedrooms and its master suite including an adjoining bathroom, this apartment meets all your needs. Enjoy privacy and tranquility thanks to its independent entrance, and enjoy moments of relaxation in its 2 welcoming lounges. The open kitchen is a real asset, ideal for meals with family or friends. The attic offers practical storage space, and the wood stove adds a touch of warmth and authenticity to the whole. Nestled in a condominium of only 2 lots, this apartment guarantees a peaceful and harmonious life. Contact me now to schedule your visit and let yourself be seduced by the incomparable character of this property.

Number of lots in the co-ownership: 2, Average annual amount of the share of charges (projected budget): 0€ or 0€ per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 846220

Property type ..... Apartment

Year of construction ..... 1900

Floor number ..... 2

Floors count ..... 2

View ..... Vue dégagée

### SURFACES

Living space ..... 160 m²

Surface Carrez Law ..... 152 m²

Living room surface ..... 43 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 2

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

### DPE/GES

DPE ..... 188

GES ..... 5

### APPENDIX

Videophone ..... Non

### SERVICES

Heater ..... électricité

Heater ..... bois

Kitchen ..... aménagée



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