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## Three houses in a hamlet, with lovely views and 1.7 ha of land

Vaour , Tarn , Occitanie



# €650,000

inc. of agency fees

5 Beds    4 Baths    262 sqm    1.7 ha

A delightful trio of houses with lovely views and a swimming pool set in 1,7 ha of land at the end of a private track near St Antonin NobleVal and Gaillac in Tarn.

### At a Glance

<b>Reference</b>	MFH-RHGS610	<b>Near to</b>	Toulouse	<b>Price</b>	€650,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	262 sqm
<b>Land</b>	1.7 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Discover this lovely trio of houses with lovely views over the surrounding countryside and towards the Pyrenees set down at the end of a private track with just a few neighbours. An architect has redesigned the inside of the main house, and this shows through the layout and the skilful use of space to create a property

that flows with underfloor heating, a heat pump, triple-glazed windows and lots of light.

The other two houses are on the other side of a delightful gravelled courtyard with an arched entrance from the front. The first of the two houses, which was originally a cattle shed and has the original mangers as decoration, comprises a sitting/games room with a partially completed kitchen at the rear with a wine store and stairs unto the first floor with an en-suite shower room. No heating.

The second house is attached to the other with a gravelled courtyard in front and stone steps up to the first floor. The rustic-style kitchen is on the ground floor with a lobby and doors to the WC, a storage cupboard and the shower room. On the first floor is a salon with a wood burner, a bedroom, and stairs up to the second floor with a mezzanine. A third bedroom has a basin. At the back of the house, there are some old ruins.

On the other side of the lane is a covered carport/log store, a lovely pool with heat pump and security fencing, an orchard with a variety of fruit trees and land extending to about 1,2 ha in total.

## **The Main House**

This stone house has a wisteria-covered terrace to the side and an open terrace to the front, and it has wonderful views towards the Pyrenees. It has been cleverly redesigned by an architect with contemporary materials using natural light to create a superb space with ease of movement around the rooms. It has underfloor heating, triple-glazed windows, a heat pump, and a wood burner in the sitting room. Solar hot water and rolling shutters. Wisteria-covered pergola by the door into the kitchen.

### **The ground floor**

- Kitchen (5,8m x 5m) A spacious kitchen with lots of cupboards, Smeg cooking range, extractor hood, dishwasher with wooden worktops and units. Tiled floor. Contemporary stairs up to the first floor.
- Sitting Room (5,3m x 5,2m) With tiled floor, timber ceiling to part and freestanding Scandanavian style wood burner.
- Dining Room (5,1m x 3,7m) With tiled floor, huge open window looking towards the sitting room and lots of cupboards between the room and the kitchen which contains lots pf stoarge, the solar water heater and a WC with basin. Very clever design.
- Contemporary staircase leads up to the first floor.

### **The first floor**

- Atrium landing (5m x 3m) With bnoth windows and velux, this fills the whole area with natural light.
- Shower Room (3,1m x 1,8m) Located off the landing, this area has a large walkin Italian style shower and basin. Separate WC with a basin.
- Master bedroom suite (5m x 4,5m) With lovely views, parquet floor and adjoining dressing room with lots of storage and bathroom with bath and shower over and wash basin. Tiled floor in the bathroom.

- Bedroom 2 (4,2m x 2,9m) S Accessed over a walkway from the landing, this is the perfect child's bedroom. Lots of natural light.

## The Middle house

Between this house and the first house, there is a delightful courtyard with an arched entrance which leads through to a further room at the rear of this house and the heat pump. This is of a more modest style and has the potential to be added to the kitchen area or used as an overflow to the house with a games room on the ground floor. It was initially stables, and the old mangers are still there.

### The ground floor

- Sitting room/games room (5m x 4m) With beams, laminate floor, the old mangers make a lovely feature here, stairs to first floor and access through to
- Utility/Wine storage (3,4m x 1,5) With a range of base units, washing machine and sink. It would be very easy to add a cooker if wanted. To the side under the staircase (not included in the measurements) is a storage area ideal for storing wine!

### The first floor

- Bedroom (5m x 4m) With parquet flooring, velux and windows, and en-suite shower to the side (3,9m x 1,7m) with shower and basin with separate WC. No heating in this part of the house at the moment.

## The Third House

This house is at the end of the building with an external staircase which leads up to the first floor. This also has double-glazed windows with electric heating, a wood burner, and a separate electric heater. It is on three floors with three bedrooms.

### The ground floor

- Kitchen/dining room (4,8m x 4,7m) A basic style kitchen with sink, worktops, electric hob and beams. Large area for a dining table.
- Lobby (4,7m x 3,2m) With door to WC and basin, second cupboard with hot water cylinder and door to shower room with large walk in shower and wash basin.
- Stairs up to

### The first floor

- Sitting Room (4,7m x 3,9m). With fabulous views, parquet floor, freestanding wood burner, electric radiator and cupboard.

- Bedroom (5,1m x 3,6m) Electric radiator, Lovely views and basin with cupboard under.
- Stairs up to

## **The second floor**

- Mezzanine Level.(4,6m x 1,3m). With sloping ceilings and beams
- Dormitory bedroom (3,7m x 2.1m minimum measurements). With sloping ceiling on either side, cupboard and wash basin with cupboard under

## **Outside**

- Covered and open terraces
- Stunning views with the Pyrenees in the distance
- One neighbour (second home) to the side of the the third house.

## **Additional information**

- From the lane by the house, a track leads down to the CARPORT (4,5m x 4,1m deep). An open sided building with logstore to the side (4,5m x 2,8m)
- Swimming Pool - This is located below the car port and measures 14,5m x 4,5m). This salt water pool is heated by a heat pump and has had a new liner fitted with replacement decking in 2022. The pump was also replaced in 2022 and also has a pH controller.
- For the gardeners out there, there is an orchard with apple, plum, quince, fig and walnut trees. There is also a potager and a chicken run and hut.
- Paddocks. There are also two paddocks below this area and the whole property extends to 1,7 ha. Bring your horses as well!

## **The Area and Access**

- Distances. St Antonin NobleVal is about 15 minutes away, Gaillac 30 minutes, Cordes Sur Ciel some 20 minutes
- There are many medieval villages in the area around Vaour. As well as the above Penne and Bruniquel are within easy reach.

*It is truly a lovely spot with super views, at the end of a lane with one neighbour to the side and one up the lane. Very peaceful!*

## Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

## And Before You Ask

Condition: Ready to move in  
Heating System: Heat pump central heating  
Condition of Roof: Good condition  
Drainage: Recent septic tank  
Property Tax: €2437.00

## Summary

Property type: Countryside house  
Bedrooms: 5  
Bathrooms: 4  
Price: €650,000

## Key Information

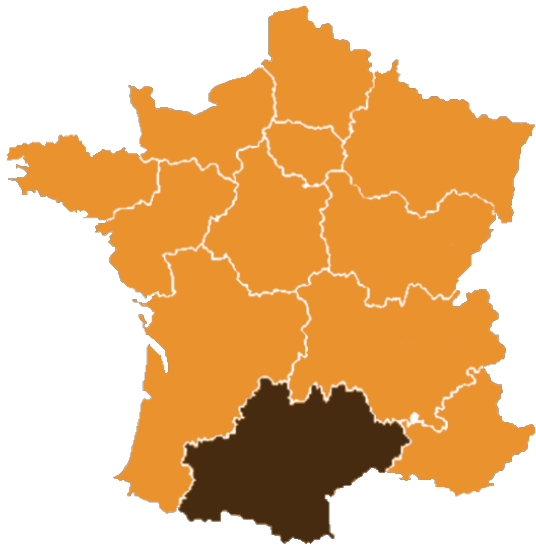
Year Built: 1860  
Internal Area: 262 sqm  
Land Area: 1.7 ha  
Floor: 2  
How many Outbuildings: 1  
Number of Fireplaces: 2

### Property Features:

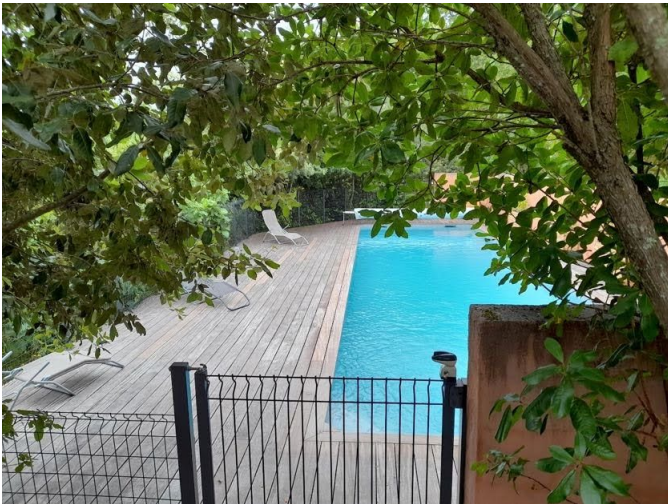
- Stunning Views
- Main house redesigned by an architect
- Two adjoining houses
- Lovely pool
- Two paddocks
- Orchard and veg garden
- Carport

Has a Wine Cellar: Yes  
Has Attic Space: Yes  
Has an Office / Study? Yes  
Has a Garden: Yes  
Has a Terrace? Yes  
Swimming Pool? Yes  
Has ADSL/Broadband? Yes  
Has Satellite TV: Yes

**Location: Occitanie**



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