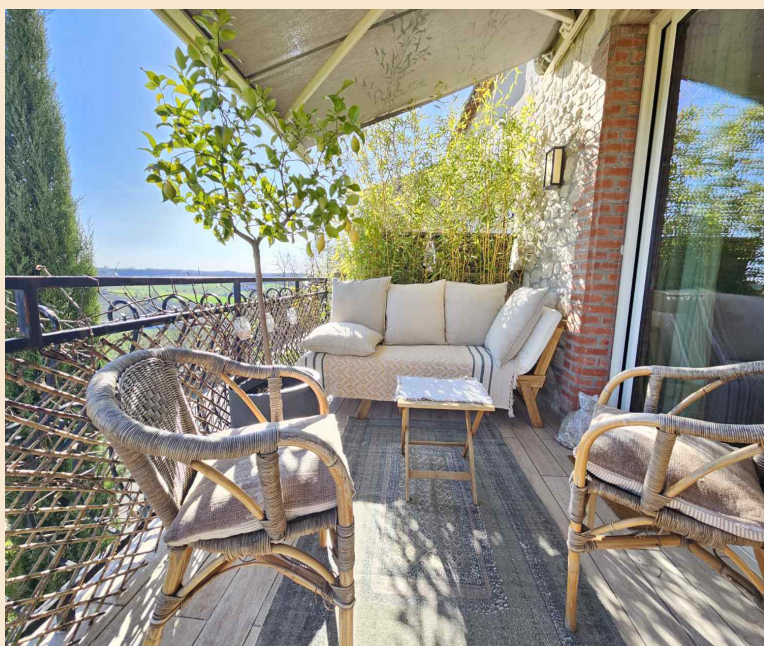


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## Elegance and refinement, a superb view

Castelnau de Montmiral , Tarn , Occitanie



# €424,000

inc. of agency fees

4 Beds   5 Baths   190 sqm   218 sqm

Elegant and refined village house with a terrace and a superb view near Castelnau de Montmiral in the Tarn. **REDUCED!**

### At a Glance

|                  |              |                |         |                  |          |
|------------------|--------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-RHCJ2627 | <b>Near to</b> | Gaillac | <b>Price</b>     | €424,000 |
| <b>Bed</b>       | 4            | <b>Bath</b>    | 5       | <b>Hab.Space</b> | 190 sqm  |
| <b>Land</b>      | 218 sqm      | <b>Pool</b>    | No      | <b>Land Tax</b>  | N/A      |

### Property Description

This charming and refined spacious village house benefits from a south-exposed terrace and a superb view near Castelnau de Montmiral, less than 1 hour from Toulouse airport and 10 minutes to Gaillac in the Tarn.

This elegant property boasts 190 square meters of living space, including a sophisticated fitted kitchen on the ground floor with access to a 17-square-meter terrace. The utility room offers practicality and convenience.

Adjacent to the kitchen is a charming and luminous living room, measuring approximately 20 square meters, with double French windows leading to the terrace. The living room showcases exquisite parquet flooring and cupboard fittings.

On the other side of the house is a cosy living room adorned with an impressive series of high-quality shelves and cupboards, creating a refined and exceptional ensemble. Additionally, there is a small master bedroom or study with an en-suite shower room and WC, which is also on the first floor.

Upstairs, the property features four lovely bedrooms, each measuring 21 to 22 square meters and equipped with en-suite shower rooms and toilets. The property further benefits from a convertible attic space spanning the entire surface area of the house, offering ample potential for expansion.

The property also includes a full cellar with a laundry room, which opens onto a converted terrace, providing an additional exit into the village. Moreover, the property features a garage, adding to its impressive list of amenities.

## **The Accommodation**

### **The ground floor**

- Hallway 13 sqm
- Kitchen 16.5 imitation wood tiling, furnished, equipped with gas cooker hood, dishwasher, access to terrace
- terrace 17 sqm
- Back kitchen 3.9 sqm
- Living room 25 sqm, mouldings and rosettes
- Living room with solid wood floor, cupboards and shelves 16.5 sqm. False fireplace
- Ground floor bedroom 16 sqm, solid wood floor, shower, washbasin, toilet
- Beautiful wooden staircase

### **The first floor**

- Bedroom with wooden floor, shower room and toilet, lighted dressing cupboard 22 sqm
- Bedroom 21 sqm and complete shower room, large closet, wooden floor
- Bedroom with complete shower room 21 sqm, carpet over floorboards
- Bedroom with full shower room wc 21 sqm, wooden floor 21.5 sqm
- Landing 7.5 sqm

## **Outside**

- 2 terraces
- beautiful view

## **About the Area and Access**

- School just a few minutes by foot
- Gaillac train station is less than 10 minutes drive
- 55 minutes from Toulouse international airport

## Environment & Surroundings

|                        |   |
|------------------------|---|
| Near to Shops?         | ✓ |
| Near to Schools?       | ✓ |
| Near to a Golf Course? | ✓ |

## And Before You Ask

|                     |                                |
|---------------------|--------------------------------|
| Exposure:           | South                          |
| Condition:          | Ready to move in               |
| Heating System:     | Electric radiators             |
| Reason for selling: | Property too big / small       |
| Currently lived in: | Yes                            |
| Condition of Roof:  | Needs some attention           |
| Drainage:           | Connected to mains town system |

## Summary

|                |               |
|----------------|---------------|
| Property type: | Village house |
| Bedrooms:      | 4             |
| Bathrooms      | 5             |
| Price          | €424,000      |

## Key Information

|                        |         |
|------------------------|---------|
| Year Built:            | 1850    |
| Internal Area:         | 190 sqm |
| Land Area:             | 218 sqm |
| Floor:                 | 3       |
| How many Outbuildings: | 1       |
| Has a Wine Cellar      | Yes     |
| Has Attic Space:       | Yes     |
| Has an Office / Study? | Yes     |
| Has a Terrace?         | Yes     |
| Has ADSL/Broadband?    | Yes     |

## Location: Occitanie



# Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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