

[Click to view MFH-RHGS613](#)

## A privately situated farmhouse with pool and 1.5 ha of land

Caylus , Tarn-et-Garonne , Occitanie



# €485,000

inc. of agency fees

4 Beds   3 Baths   320 sqm   1.439 ha

Charming stone country house set on 1.4 hectares with mature trees, a large pool with a terrace, a pool house and lovely countryside views, just a short walk from the village.

### At a Glance

**Reference** MFH-RHGS613  
**Bed** 4  
**Land** 1.439 ha

**Near to** Villefranche-de-Rouergue  
**Bath** 3  
**Pool** Yes

**Price** €485,000  
**Hab.Space** 320 sqm  
**Land Tax** N/A

### Property Description

Approached down a driveway and located within a few minutes walk of the centre of a pretty village with its bar and restaurant, this pretty stone built 4 bedroom house (319 sq.m) appears below you as you drive over the crest of the driveway. It is set in just under 1.5 ha of land with gardens, some fine mature trees and a 12m

long salt water pool with a huge terrace area and pool house where you can enjoy a glass of something overlooking the pool and grounds with lovely countryside view beyond.

Walking down the path to the gravelled courtyard to the front of the house, there is plenty of space for a large table with umbrella for a morning breakfast or coffee and the main door leads into the :

The entrance doorway leads into the main hall with fine staircase up to the first floor, door off to a huge salon with massive fireplace and French doors to the outside terraces. A ground floor bedroom is ideal for elderly relatives with its newly upgraded shower room and also has a door to the main hall. The kitchen is located on the other side and is fully equipped with a large range cooker and has views over the fields at the back. A spiral staircase leads up to the dining room with a large fireplace, tiled floor and door through to the smaller snug/sitting room with fireplace and door to outside and to a small terrace on top of the stone staircase down to the courtyard at the front.

*The first floor* has a large balustraded landing leading off to the three bedrooms. The master bedroom suite is particularly fine with mansarded ceiling, triple aspect windows, tiled floor under underfloor heating, door off to a large dressing room and then to an impressive en-suite bathroom with corner bath, separate shower, basin and WC. The two other bedrooms have parquet flooring and there is a bathroom between them with a roll topped bath, separate shower, WC and tiled floor.

Under the house, there are two large cellars, one housing the gas fired boiler and the other is used as a laundry room with wine and log storage at the side.

## **The Accommodation**

### **The ground floor**

- Entrance hall (17 sq.m) with stairs to first floor and corridor to side (5 sq.m)
- Large sitting room (69 sq.m)
- Bedroom 4 (12 sq.m) and ensuite shower room (5 sq.m)
- Kitchen (23 sq.m)
- Dining room with fireplace (31 sq.m)
- Second sitting room (26 sq.m)
- Two large cellars under dining and sitting room of 66 sq.m with boiler and utility rooms

### **The first floor**

- Master bedroom (39 sq.m)
- Dressing room (9 sq.m)
- Ensuite bathroom (18 sq.m)
- Bedroom 2 (18 sq.m)
- Bedroom 3 (10 sq.m)

- Family bathroom (8 sq.m)

## **Outside**

- Gravelled terrace to front of house
- Large lawns to the front of the house
- Countryside views

## **Additional Information**

- Long Swimming pool (12m x 5m) with an electric cover, heat pump and salt water system with anti frost system.
- Large terrace surrounded by a rose hedge and pool house with pump room, storage area and central eating area and barbeque area to the side.
- Superb mature oak tree in grounds comprising lawns, a potager, a number of fruit trees all extending to about 1,4 ha (3,4 acres)

## **The Area and Access**

- Village within walking distance with a bar and restaurant
- About 10 minutes by car to village with 2 bakers, a small store, bar and restaurants
- About 20 minutes to large market town with train station. 1.5 hours to Toulouse airport

## Environment & Surroundings

Near to Schools? ✓

## And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Central heating (gas)
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Septic tank needs updating
Gas Supply:	Buried gas tank
Property Tax:	€1200.00

## Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	3
Price	€485,000

## Key Information

Year Built:	1860
Internal Area:	320 sqm
Land Area:	1.439 ha
Floor:	2
Number of Fireplaces:	2

### Property Features:

- Quiet countryside setting
- Short walk to the village
- Spacious rooms
- Salt water pool
- 1.5 ha of land and grounds
- Pool House

Has a Wine Cellar	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

**Location: Occitanie**



## Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates