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## A wonderful country house overlooking its vineyards (Virtual)

Gaillac , Tarn , Occitanie



# €695,000

inc. of agency fees

4 Beds    3 Baths    251 sqm    3 ha

Immaculate 4 bedroom country house restored to the very highest standards set in a private position with a swimming pool and superb views of the Tarn countryside.

### At a Glance

<b>Reference</b>	MFH-RHGS614	<b>Near to</b>	Toulouse	<b>Price</b>	€695,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	251 sqm
<b>Land</b>	3 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This is a beautifully presented and immaculate 4-bedroom country house that has been restored to the highest standards. It is located in a private position with stunning views of the Tarn countryside.

The property is surrounded by its own vineyards, woodland, swimming pool, and rolling hills. It's only a few

minutes' drive from the town of Gaillac, which is the center of the Tarn wine-growing district.

The city of Albi, with its renowned Toulouse-Lautrec museum, is just 25 minutes away, and Toulouse Blagnac airport can be reached in 45 minutes via the A68 motorway.

## **The Accommodation**

### **The ground floor**

- There are two entrances to this lovely house, one on the north side and one on southside
- From the covered terrace, which is ideal for alfresco meals, doors lead into the
- Kitchen (28,9 sq.m) with its handmade kitchen units, wooden worktops with lots of drawers, double sink, central Island with a gas hob and extractor hood over, radiator and tiled floor. Small pantry at the side.
- Dining room (18,2 sq.m) with with tiled floor, wood burner in a lovely fireplace, beamed ceiling, doorway through to rear passageway and to
- Front hall (9,3 sq.m) with original front door, parquet floor, original stairs to 1st floor and through to
- Sitting room (17,2 sq.m) With insert fireplace, tiled floor, radiator, dual aspect and French windows to outside terrace.
- North entrance hall (19,7 sq.m) with external sloping access so ideal for wheelchairs, cloakroom with WC and basin,
- Pantry (5,6 sq.m) With Butler sink and radiator.
- Principal sitting room (28,4 sq.m) A lovely room with coir matting, library shelving, radiator and dual aspect double glazed windows.
- Study (10 m2) With French doors through to the carport

### **The first floor**

- The lovely turning staircase leads up to a large landing (13 sq.m) with balustrading

Bedroom 4 (17,1 sq.m) With parquet floor, radiator and dual aspect windows.

Bedroom 3. (13,9 sq.m) With parquet floor ,radiator and door to ensuite shower room (5,7 sq.m) with large shower, wash basin, WC and towel radiator. Door to Verandah.

Bedroom 2 (17 sq.m) With stunning roof structure, dual aspect double glazed windows and through to ensuite bathroom (7,8 sq.m) with bath and shower over, basin, WC and towel radiator Door to landing

Master bedroom suite (42 sq.m) With exposed beams and lots of light, door to dressing room with great storage, en-suite bathroom with bath, separate shower, two wash hand basins, WC and towel rail. Dual aspect windows in the bedroom with radiator and doors out onto the verandah.

Covered verandah (16,4m) Simply stunning! Lovely views from this area with tiled floor, beams and external steps down to the ground floor.

## Outside

- There are terraces on two sides of the house, one pergola covered by the kitchen so ideal for alfresco meals and the other the main terrace facing the south west. Both overlook the gardens and the vines.
- The gardens surround the terraces with lawns, a range of shrubs, borders and trees including figs, walnut, olive, plums and persimmon. Below the pool and the gardens, there is a paddock which leads up to the vines which are located on two sides of the house. These are let to a local vigneron.
- To the side of the house, there is an attached car port (16,3 sq.m) with a glazed roof, a garage/workshop (19 sq.m) with an oil fired boiler providing central heating and hot water and a secondary hot water cylinder.
- In addition, there is a log shed, a shed suitable for a tractor mower and, within the grounds, an old lavoire above the orchard.
- The pool A lozenge shaped salt water pool surrounded by wooden decking, lavender and shrubs with security fencing on three sides and a solar shower. There are two accesses to the pool from either end.

## The Area and Access

- Privately situated but only about 15 minutes from Gaillac with all its shops, supermarkets and facilities. A local supermarket is within easy reach, The local Gaillac vineyards are all around.
- Only 50 minutes to Toulouse airport at Blagnac, 15 minutes to Gaillac and the motorway, 25 minutes to Albi with its cathedral and 20 minutes to the medieval village of Cordes-sur-Ciel. There is a train station in Gaillac.

*Fantastic property in the Tarn wine growing area, just 45 mins from the airport. Video available on request.*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Central heating (oil)
Currently lived in:	Yes
Condition of Roof:	Recent
Gas Supply:	Gas bottles for cooking

## Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	3
Price	€695,000

## Key Information

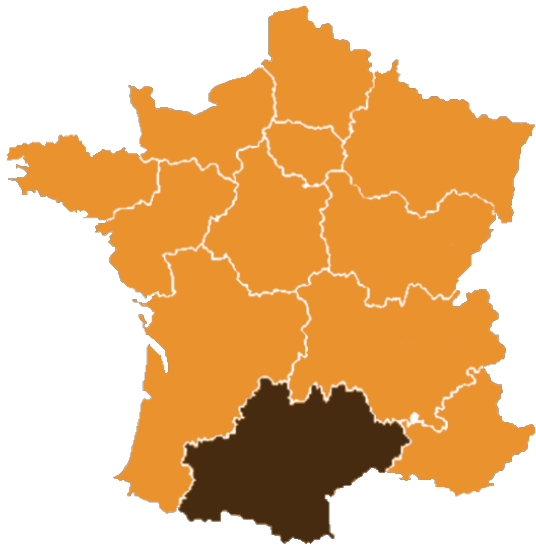
Year Built:	1850
Internal Area:	251 sqm
Land Area:	3 ha
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	2

### Property Features:

- Very privately situated
- Close to Gaillac (15 minutes)
- Views over vineyards
- 4 bedrooms
- 3 reception rooms
- Fully fitted kitchen
- Swimming pool

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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