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## Beautiful Domain With Main House, Guest House, Reception Room And Annexes...

Castres , Tarn , Occitanie



# €836,000

inc. of agency fees

5 Beds

5 Baths

Hamlet without shop, located at 5 minutes from Saint Germain des Pres, 25 minutes from Castres and 1 hour from Toulouse (very soon only 30 minutes with the motorway). Unique ! Beautiful domain dating from...

### At a Glance

**Reference** MFH-LFR-S836000E  
**Bed** 5

**Near to** Castres  
**Bath** 5  
**Pool** Yes

**Price** €836,000  
**Land Tax** N/A

### Property Description

Hamlet without shop, located at 5 minutes from Saint Germain des Pres, 25 minutes from Castres and 1 hour from Toulouse (very soon only 30 minutes with the motorway).

Unique ! Beautiful domain dating from the 18th century offering a main house (former Lauragaise farm), an

independent gite (guest house), a reception room, a leisure room (dance, yoga:), a stone barn that could be renovated and many annexes, on 32888 m<sup>2</sup> of land with an above ground pool, beautiful and peaceful views on field and wood ! A pleasant spot that offers many possibilities ! Currently runned as a business activity for events (wedding, anniversary:) which can continue (using the same commercial name, internet websites, all 2025 bookings:). Of course, this property can also simply be used as a spacious family house. Great potential !

Reception room and its annexes of 351 m<sup>2</sup>

Ground = Wedding/anniversary room of 145 m<sup>2</sup> (high ceiling of more than 6m) + bar area of 10 m<sup>2</sup> + leisure room of 42 m<sup>2</sup> (dance, yoga:) + changing room of 18 m<sup>2</sup> (3 WC, one with accessibility for people with reduced mobility and 1 shower) + kitchen of 22 m<sup>2</sup> (space for the caterer upto ERP standards).

1st = Mezzanine of 12 m<sup>2</sup> + convertible attic of 102 m<sup>2</sup> (to renovate if needed, a permit has been accepted).

Former stable of 60 m<sup>2</sup>

A former stable on 2 levels offering a total of 60 m<sup>2</sup> after renovation (permit accepted).

Annexe of 32 m<sup>2</sup> (wooden framework)

Actually used as an office, this studio is completely independent and with water arrivals.

Main house of 143 m<sup>2</sup>

Ground = Entrance of 6.2 m<sup>2</sup> + corridor of 3.5 m<sup>2</sup> + laundry room of 5.5 m<sup>2</sup> + WC of 1.5 m<sup>2</sup> + lounge of 28.5 m<sup>2</sup> (wood burning stove) + dining room of 11 m<sup>2</sup> + kitchen of 11 m<sup>2</sup> (sink, electric hob, electric oven, dish washer, hood).

1st = Corridor of 7 m<sup>2</sup> + office of 8.2 m<sup>2</sup> + bedroom of 12.4 m<sup>2</sup> + bedroom of 11.3 m<sup>2</sup> + master bedroom of 22 m<sup>2</sup> with en suite shower room (shower, basin unit) and dressing area + WC of 2 m<sup>2</sup> + bathroom of 8.8 m<sup>2</sup> (double basin unit, large italian walk-in shower, bath).

Independent guest house (110 m<sup>2</sup>)

Ground = Large living room of 50 m<sup>2</sup> with lounge/dining and open kitchen + WC of 2.8 m<sup>2</sup> + laundry room of 5.5 m<sup>2</sup>.

1st = Hall of 4.2 m<sup>2</sup> + bedroom of 25 m<sup>2</sup> with en suite shower room (italian walk-in shower, basin unit, WC) + bedroom of 26 m<sup>2</sup> with en suite shower (italian walk-in shower, basin unit, WC) + sauna area of 4.26 m<sup>2</sup>.

Exterior = Land of 32888 m<sup>2</sup> with forest and fields + beautiful views + above ground pool (5x4m, chlory).

Extras = Fully renovated + heat pump system (main house) + electric heating (gite) + reversible air conditioning (reception room) + 72 m<sup>2</sup> of photovoltaic solar pannels (2500€/year) + septik tank upto standards + parking for clients (more than 35 places) + car port of 55 m<sup>2</sup> + estimated amount of annual energy consumption for standard use: between 1240 € and 1730 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 2641 €.

Price = 836.000 € (Ideal as a family home or to continue the business !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 57110

Property Size: 696 m<sup>2</sup>

Property Lot Size: 32,888 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 5

Reference: S836000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	5
Price	€836,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie





## Gallery

















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**C. BAUER – Sunday Times**

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