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## Old renovated wine estate in the heart of the Golden Triangle

Tarn , Occitanie



# €850,000

inc. of agency fees

6 Beds   5 Baths   409 sqm   2.68 ha

Nestled in the heart of the Golden Triangle, less than 10 minutes from Castelnau and 15 minutes from Gaillac, this former 409sqm wine estate consists...

### At a Glance

<b>Reference</b>	MFH-EAT7909	<b>Near to</b>	Toulouse	<b>Price</b>	€850,000
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	409 sqm
<b>Land</b>	2.68 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of the Golden Triangle, less than 10 minutes from Castelnau and 15 minutes from Gaillac, this former 409sqm wine estate consists of a main house of 330sqm and an independent gîte of 80sqm.

Located in the heart of a 2.7 hectare plot of land without vis-à-vis, this stone and half-timbered residence seduces with its character and exceptional volumes.

The ground floor of the main house opens onto a spacious 56sqm living room, decorated with a fireplace, bringing a warm and friendly atmosphere. The 25sqm kitchen-diner combines traditional charm and functionality, offering a convivial space ideal for moments shared with family. The independent dining room completes this ensemble with elegance. A wine cellar, a real asset for lovers of good wines, enriches this level.

Upstairs, a landing in a passageway leads to four bedrooms, each equipped with its own bathroom or shower room. One of them even benefits from a private terrace. This configuration ensures comfort and privacy for the occupants.

The independent gîte, meanwhile, offers the living areas on the ground floor. The upper floor consists of two bedrooms and a bathroom, offering perfect autonomy to receive family or friends.

Outside, the setting is enchanting. The 11 x 5 m salt pool, surrounded by greenery, promises moments of relaxation in complete serenity. The vast plot of land, devoid of any vis-à-vis, reveals an unobstructed view of the surrounding countryside. The exterior layout is ideal for enjoying the absolute calm that this property offers.

The garage of more than 50 sqm and the convertible attic suggest multiple possibilities for additional developments.

This property, completely renovated, stands out for its authenticity and its atypical character. It combines modern comfort and old-world charm, in a preserved and unique setting.

Recent oil boiler / fireplace / wood stove

Double glazing

Recent roof

Pool house with shower room, WC and summer kitchen Compliant autonomous sanitation.

Shops, schools (Castelnau de Montmiral): 7 min

Gaillac: 15 min

Albi and Cordes sur Ciel: 30 min

Toulouse: 50 min

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 4,820 euros and 6,600 euros

Information on the risks to which this property is exposed is available on the GÉORISQUES website:

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€850,000

## Key Information

Internal Area:	409 sqm
Land Area:	2.68 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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