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## Contemporary house with panoramic view in the heart of the Gaillac vineyards

Tarn , Occitanie



# €798,000

inc. of agency fees

5 Beds   4 Baths   302 sqm   0.57 ha

Located in a town between Gaillac and Albi, this contemporary house of over 300 sqm stands out for its elegance, modern comfort and an exceptional living environment. The harmony of materials such as...

### At a Glance

<b>Reference</b>	MFH-EAT7943	<b>Near to</b>	Toulouse	<b>Price</b>	€798,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	302 sqm
<b>Land</b>	0.57 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in a town between Gaillac and Albi, this contemporary house of over 300 sqm stands out for its elegance, modern comfort and an exceptional living environment. The harmony of materials such as wood and stone, carefully integrated, gives this property a unique character.

From the entrance, the charm works: the living spaces, flooded with light thanks to the large bay windows, reveal a breathtaking view of the surrounding vineyards. The rooms are harmoniously organized around a delightful patio. The office area benefits from through light, while the living room, divided into two spaces, offers a relaxation area with library and a cozy corner with fireplace, offering a soothing view of the swimming pool.

The kitchen, equipped with a central island, opens onto the living room and provides direct access to the outdoor terraces as well as the dining room. In the night area is a magnificent 43 sqm master suite, with dressing room and private bathroom. Three other bedrooms share two bathrooms.

A 26 sqm workshop space, ideal for giving free rein to creativity or which can be used as an additional bedroom, completes this level.

Upstairs, a bedroom with shower room has direct access to a roof terrace, offering a breathtaking panorama of the surrounding countryside. The large converted basement completes this exceptional property with functional spaces designed for the whole family: a laundry room, workshops and a large games room for children.

A large 117 sqm garage, completed by a second 55 sqm garage, offers a large parking space. The exterior, extending over a generous plot of 5700 sqm, is not to be outdone. It includes a magnificent heated and salt infinity pool, with a breathtaking view of the vineyards, offering calm and serenity in a true haven of peace.

This house is a real invitation to the sweetness of life, combining modern comfort, generous spaces and surrounding nature.

Gaillac: 15min

Albi: 20min

Toulouse - l'union toll: 40min

Heating: Underfloor by aérothermal

Reversible air conditioning

Swimming pool: infinity, salt, heated, 10m x 5m with submerged shutter

Sanitation: Septic tank

**ENERGY CLASS: B / CLIMATE CLASS: A**

Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed for the years 2021, 2022, 2023: between 1610 euros and 2250 euros

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

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€798,000

## Key Information

Year Built:	2007
Internal Area:	302 sqm
Land Area:	0.57 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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