

Click to view MFH-EAT7692

Equestrian property in the heart of nature near ALBI

Tarn, Occitanie



€398,000

inc. of agency fees

3 Beds

184 sqm

8 ha

About twenty minutes from Albi, in the countryside, this property extends over more than 8 hectares. Entirely dedicated to equestrian sports, it has several buildings such as stables, tack rooms, barns...

At a Glance

Reference MFH-EAT7692

Near to Toulouse

€398,000

Bed

Pool No

Hab.Space 184 sqm

Price

Land

8 ha

Land Tax N/A

Property Description

About twenty minutes from Albi, in the countryside, this property extends over more than 8 hectares. Entirely dedicated to equestrian sports, it has several buildings such as stables, tack rooms, barns and even a storage shed allowing all types of vehicles to be parked under cover: trucks, agricultural machinery, etc. Two arenas of different sizes are usable and will allow you to work in a privileged environment. A lunging ring

adjoins one of them. The hectares surrounding the building are partly divided into paddocks and benefit from a spring. They are fully fenced. It will be possible to stay on site thanks to a stone house of more than 116 sqm. At the heart of the main level, the living room benefits from an insert, representing the main source of heating. The kitchen is independent and opens onto a terrace offering an exceptional view. A first bedroom and a bathroom complete this level. On the upper floor there are two additional bedrooms. One of the garages could be used to enlarge this sleeping area. A second 67 sqm accommodation is just waiting to be completed. Lovers of horses and wide open spaces will find it an ideal place to live. Albi: 25 minutes Castres: 50 minutes Toulouse (airport): 1 hour 20 minutes ENERGY CLASS: E / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on energy prices for 2021, 2022 and 2023: between 1,640 euros and 2,260 euros. Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type: Countryside house

Bedrooms: 3

Price €398,000

Key Information

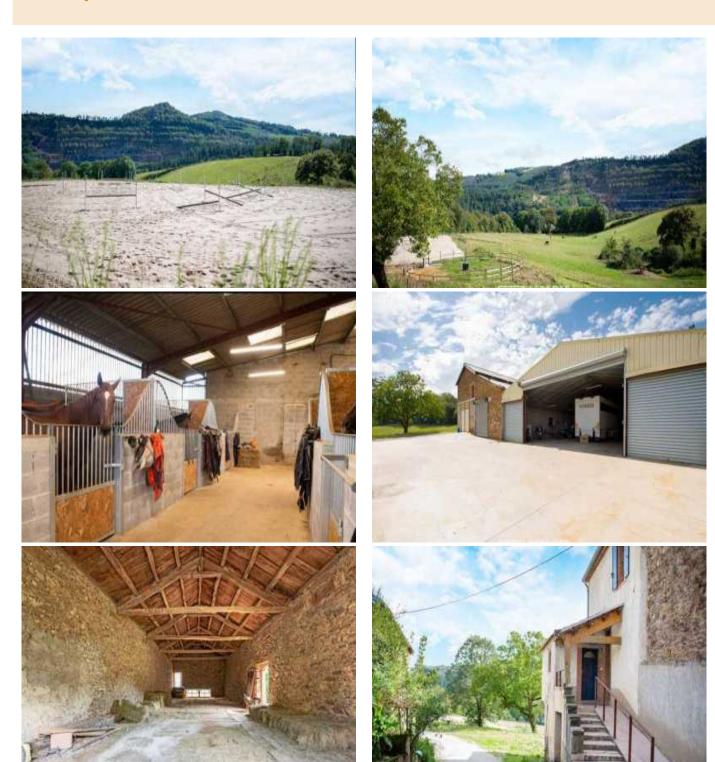
Internal Area: 184 sqm

Land Area: 8 ha

Location: Occitanie



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S. and L. BROWN



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