

[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

<b>Reference</b>	MFH-EAT7692	<b>Near to</b>	Toulouse	<b>Price</b>	€398,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	184 sqm
<b>Land</b>	8 ha			<b>Land Tax</b>	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



# Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates