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## Estate with gîtes and guest rooms in the heart of TARN

Tarn , Occitanie



# €1,100,000

inc. of agency fees

8 Beds    7 Baths    515 sqm    5.17 ha

10 minutes from the town center of ALBI, in the heart of the Tarn countryside, is this little corner of paradise, an old restored farm. This magnificent estate offers perfect harmony between old-fashioned...

### At a Glance

<b>Reference</b>	MFH-EAT6829	<b>Near to</b>	Toulouse	<b>Price</b>	€1,100,000
<b>Bed</b>	8	<b>Bath</b>	7	<b>Hab.Space</b>	515 sqm
<b>Land</b>	5.17 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

10 minutes from the town center of ALBI, in the heart of the Tarn countryside, is this little corner of paradise, an old restored farm. This magnificent estate offers perfect harmony between old-fashioned charm and modern comfort, all on a plot of more than five hectares, between woods and meadows. It is structured around two separate houses. The owners' current house houses their 217sqm home but also a small,

independent gîte of 53sqm. Their house has two levels. On either side of the entrance are the living rooms. On the left, the kitchen open to the dining room represents a surface area of 50sqm. The beams and the wood stove reinforce the warm atmosphere of the place. On the right, the living room with its parquet floor and stone and brick walls offers a cocooning spirit. The ground floor also has an office and a laundry room. Upstairs, two spacious bedrooms share a dressing room. A bathroom completes the whole. Finally, parents will be able to benefit from a magnificent 45sqm master suite with a bathroom with shower and bathtub, a dressing room and separate WC. The small cottage has a lounge area on the ground floor with its private terrace. The sleeping area, for its part, is upstairs and consists of a bedroom, a bathroom and a toilet. The second house is currently used as a gîte or as a guest room depending on the needs and desires of the travelers. With a living area of 245sqm, entirely on one level, the reception area with living room, dining room and kitchen is perfectly separated from the sleeping area. The 77sqm living room has direct access to the outside. In terms of beds, the space is divided into four suites, ranging from 27 to 37sqm. All have a bedroom, a bathroom and WC. Two of them even have a private terrace. A laundry room is also located in this gîte. Both houses face the swimming pool, the central point of the estate. A magnificent relaxation area has been designed so that guests can enjoy the outdoors in the best conditions. The heated swimming pool takes place in the center of a splendid travertine beach. The estate has several terraces for collective use, including a very spacious, covered one, where a large table can be seated and where a pizza oven will delight your taste buds. A second terrace, also sheltered, allows you to enjoy the dominant view thanks to a beautiful opening with a fixed frame. Finally, on the first floor of the large gîte, an open summer lounge of 67sqm overlooks the swimming pool. From this space, it is possible to access a massage room for even more relaxation. South-West requires, the area also has its own pétanque court. When it comes to dependencies, we are not left out. A raw building of 300sqm on the ground, on two levels is the ideal blank canvas for many projects. Whether for the organization of receptions, weddings, seminars, yoga courses or even to create new accommodation, the possibilities are enormous. A double garage, a cold room, a pool house also complete the package. This old restored farmhouse is the ideal place for a bed and breakfast and/or gîte project in our beautiful region. Indeed, the activity is already in place, well established and with a good reputation (turnover available on request). The geographical location is ideal for exploring the region, enjoying nature and visiting the beautiful tourist sites in the surrounding area! There is no work to be planned, other than the rehabilitation of the raw building if we wish to increase the potential of the place. 5x11 swimming pool, heated, in Brôme Heating by heat pump wood stove Double glazing Albi: 10min Cordes sur Ciel: 25min Toulouse: 1h ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use , based on energy prices for the year 2021: between 2,960 euros and 4,150 euros (consumption for all buildings) Information on the risks to which this property is exposed is available on the Géorisks website: [http :](http://)

## Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	7
Price	€1,100,000

## Key Information

Internal Area:	515 sqm
Land Area:	5.17 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



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