

[Click to view MFH-EAT7152](#)

## Estate with gîtes and reception room in the countryside

Tarn , Occitanie



# €595,000

inc. of agency fees

11 Beds    6 Baths    710 sqm    3.9 ha

On the border between Aveyron and Tarn, not far from the Cordais plateau and various tourist sites, this stone real estate complex benefits from a preserved...

### At a Glance

<b>Reference</b>	MFH-EAT7152	<b>Near to</b>	Toulouse	<b>Price</b>	€595,000
<b>Bed</b>	11	<b>Bath</b>	6	<b>Hab.Space</b>	710 sqm
<b>Land</b>	3.9 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

On the border between Aveyron and Tarn, not far from the Cordais plateau and various tourist sites, this stone real estate complex benefits from a preserved environment. It is built around a central courtyard, creating a real hamlet. The more than 700 m2 of living space are spread over four main buildings. The first gîte is divided between additional areas, important for the back office of this type of place but also for

accommodation on the 1st floor. It has five generously sized bedrooms and two bathrooms with several showers. The second is shared between the living rooms for stewardship and convivial moments; and four bedrooms, two of which have their own bathroom. A third bathroom completes the whole. A third building is currently occupied as the main house by the owners. Beautiful living spaces combining charm and character occupy the ground floor. The night rooms are upstairs. For now, a large bedroom has a bathroom with shower and bathtub. The attic is partly converted and can offer additional bedrooms. Finally, a reception room has more than 175 m<sup>2</sup> of floor space with high ceilings. A charming asset, it offers a base for multiple uses: event reception, yoga room, etc. There is the possibility of doubling this surface area by converting the garden level which remains fixed to its primary use, that of of table. If space were to be lacking, outbuildings and unused spaces in each of the buildings could be developed. At the heart of this island of greenery of almost four hectares there is a swimming pool for moments of relaxation out of sight. Character and character

Open lean-to serving as a car port Oil and electric heating Albi: 45 minutes Cordes sur Ciel: 25 minutes Najac: 20 minutes Toulouse (airport): 1h30 ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual expenditure energy for standard use, based on energy prices for the year 2021: between 5,635 euros and 7,623 euros (consumption of the different buildings added together) Information on the risks to which this property is exposed is available on the Georisks website:

## Summary

Property type:	Countryside house
Bedrooms:	11
Bathrooms	6
Price	€595,000

## Key Information

Internal Area:	710 sqm
Land Area:	3.9 ha
Has a Garden	Yes

## 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