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## Character building with gîte, swimming pool and park

Tarn , Occitanie



# €539,000

inc. of agency fees

6 Beds      293 sqm      1.08 ha

Located 20 minutes from Gaillac, this elegant 18th century building offers 293 sqm of living space on a plot of more than one hectare, a true green setting. The building consists of two distinct parts....

### At a Glance

<b>Reference</b>	MFH-EAT7024	<b>Near to</b>	Toulouse	<b>Price</b>	€539,000
<b>Bed</b>	6	<b>Pool</b>	Yes	<b>Hab.Space</b>	293 sqm
<b>Land</b>	1.08 ha			<b>Land Tax</b>	N/A

### Property Description

Located 20 minutes from Gaillac, this elegant 18th century building offers 293 sqm of living space on a plot of more than one hectare, a true green setting.

The building consists of two distinct parts.

The single-storey residential house offers a surface area of 90sqm. A fitted kitchen opens onto the bright living room through its large bay window offering a magnificent view of the wooded park.

The sleeping area accommodates two bedrooms, one with a dressing room and a bathroom. A laundry room and a WC complete this part.

Adjoining the house is a fully equipped gîte of over 200 sqm.

The entrance, adorned with oak beams, opens onto a warm living room with an insert. Continuing with it, there is a dining room of more than 30 sqm as well as an equipped kitchen. A pantry and a WC complete the ground floor.

Upstairs, a large landing leads to 4 spacious bedrooms, each with their own bathroom and WC.

Finally, the wooded park with multiple species is perfectly maintained. Which gives a feeling of tranquility and appeasement. In summer, the swimming pool and the summer kitchen invite conviviality.

The lean-to and the outbuilding offer additional potential to be exploited, leaving the possibility of carrying out numerous projects.

This property with undeniable charm allows you to enjoy calm and nature in a unique location designed to develop a professional or hotel activity in parallel.

Air conditioning

3 wells

Swimming pool 5x11m

Lean-to 213 sqm and outbuilding 60 sqm

Mains drainage compliant

Schools and shops: in the immediate vicinity

Gaillac: 20 min

Albi: 30 min

Toulouse: 35 min

**ENERGY CLASS: C / CLIMATE CLASS: C**

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 2800 and 3840 euros.

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

## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€539,000

## Key Information

Year Built:	1769
Internal Area:	293 sqm
Land Area:	1.08 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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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.

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