

[Click to view MFH-EAT6229](#)

Exceptional 17th century estate with large wooded park in Gaillac

Tarn , Occitanie



€1,300,000

inc. of agency fees

7 Beds 4 Baths 358 sqm 5 ha

Magnificent estate located in the heart of a natural setting between Gaillac and Cordes-Sur-Ciel, offering perfect harmony between old charm and modern...

At a Glance

Reference	MFH-EAT6229	Near to	Toulouse	Price	€1,300,000
Bed	7	Bath	4	Hab.Space	358 sqm
Land	5 ha	Pool	Yes	Land Tax	N/A

Property Description

Magnificent estate located in the heart of a natural setting between Gaillac and Cordes-Sur-Ciel, offering perfect harmony between old charm and modern comfort. The estate is built around a courtyard paved with Lot stone, offering an authentic and welcoming atmosphere. It is divided into several dwellings and outbuildings. The main house of 220sqm on two levels, consists on the ground floor of a kitchen with period

charm with open fireplace and exposed stonework, preserving the historic character of the place. Then comes a large living room with an imposing central fireplace and a Virac stone staircase, the real centerpiece of this space. The floor is split in two: on one side is the parental space with a bedroom, a dressing room and a bathroom. On the other side of this floor, two additional bedrooms with a connecting bathroom, one of which has access to a private terrace. Opposite the main residence is a second dwelling of more than 70 sqm, ideal for welcoming guests or for rental use. This house consists, on the first level, of a beautiful living room with a large fireplace, a separate kitchen, a bathroom and a bedroom. Upstairs, a large attic floor, where space has been created for two children's bedrooms, which also has a bathroom. Adjoining this home, a room of more than 60sqm on the ground floor, which could be suitable for a cinema room or a meeting room. Above the latter, there is a space of more than 70sqm, currently used as an office with a water point. Ideal for people developing their professional activity from home. Multiple outbuildings complete this exceptional place, such as a garage that can accommodate six cars, a veranda, with a room of 12sqm. The park is not to be outdone with more than five hectares, made up of orchards, truffle oaks, meadows and woods, as well as the swimming pool nestled in the heart of this bucolic environment. Many spaces can be reorganized according to your projects, whether it involves family reunion or the development of tourist activities. Cordes Sur Ciel: 14 min Gaillac: 20 min Toulouse: 50 min 12 x 6 swimming pool, salt, liner Underfloor heating, air/water heat pump radiator fireplace Double glazing electric shutter ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of expenses annual energy costs for standard use, based on energy prices for the year 2021: between 1,910 euros and 2,650 euros Information on the risks to which this property is exposed is available on the Géorisks website: [http: //](http://)

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€1,300,000

Key Information

Year Built:	1640
Internal Area:	358 sqm
Land Area:	5 ha
Has a Garden	Yes
Swimming Pool?	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