

Charming estate with swimming pool on the Toulouse/Albi axis

Tarn , **Occitanie**



€849,000

inc. of agency fees

8 Beds 5 Baths 463 sqm 2.3 ha

Located between Gaillac and Rabastens, this sumptuous residence from the end of the 18th century extends over a wooded park of 2.3 hectares. Accessible by a majestic avenue of oaks, it offers an exceptional...

At a Glance

Reference	MFH-EAT8277	Near to	Toulouse	Price	€849,000
Bed	8	Bath	5	Hab.Space	463 sqm
Land	2.3 ha	Pool	Yes	Land Tax	N/A

Property Description

Located between Gaillac and Rabastens, this sumptuous residence from the end of the 18th century extends over a wooded park of 2.3 hectares.

Accessible by a majestic avenue of oaks, it offers an exceptional natural setting, enhanced by an olive tree several centuries old, maple trees and a stream spanned by a small stone bridge.

This place, conducive to serenity, promises a unique environment.

The estate offers more than 650sqm, including 463sqm of living space.

The main house reveals approximately 260sqm of living space.

From the entrance, authenticity and conviviality are palpable. To the left, the living areas include a large living room with fireplace, a dining room, a kitchen and a bright veranda. All for a surface area of approximately 90sqm. This space naturally extends towards a terrace overlooking the pool area. To the right of the entrance this time, three beautiful adjoining rooms, totaling 82 sqm, are currently converted into an office, dining room and reading room, leaving room for other uses as needed.

The upper floor is divided into two separate spaces.

The private part offers three bedrooms, a shower room and a toilet.

The second part, dedicated to reception, houses two magnificent suites of 38 and 46 sqm.

The building also includes an independent gîte of 85 sqm with an open kitchen, a bedroom, a shower room and a dormitory area on the mezzanine, completed by a private terrace offering a breathtaking view of the countryside.

A third suite of 38 sqm, independent and on one level, completes this ensemble.

Outside, the park, not overlooked, seduces with its facilities.

The swimming pool, with its 90 sqm wooden terrace and its Moroccan lounge, invites you to relax. Bordered by plane trees and olive trees, this space is converted into a little corner of paradise.

Here, several rooms currently house the swimming pool area, a bathroom with toilet and a room that can be used as a summer kitchen.

Representing a total of approximately 200sqm, the building also has raw rooms, usable, to enlarge the living space if necessary.

An old wine storehouse of approximately 65sqm on one level for example, the same surface area upstairs, but also a scullery of 36sqm as well as small cellars, a workshop and a garage.

Not overlooked, a beautifully landscaped park. This atypical property combines elegance, space and character, ideally located to combine peaceful life and proximity to Toulouse and Albi thanks to the proximity of the motorway.

11x5 chlorine swimming pool

Electric heating / fireplace / pellet stoves in the suites and the gîte

Access A68: 5min

Schools, shops, transport: 8min

Gaillac and Rabastens: 15min

Albi: 25min

Toulouse: 40min

ENERGY CLASS: E / CLIMATE CLASS: B

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices:
between 3,160 euros and 4,330 euros

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

Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€849,000

Key Information

Internal Area:	463 sqm
Land Area:	2.3 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