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Renovated building with swimming pool and gîte in the heart of the Golden...

Tarn , Occitanie



€690,000

inc. of agency fees

6 Beds 4 Baths 330 sqm 2.4 ha

On the outskirts of a small village, halfway between Gaillac and Albi, this superb 19th century stone property will seduce with its harmonious marriage of authenticity and modernity. Carefully renovated,...

At a Glance

Reference	MFH-EAT8869	Near to	Toulouse	Price	€690,000
Bed	6	Bath	4	Hab.Space	330 sqm
Land	2.4 ha	Pool	Yes	Land Tax	N/A

Property Description

On the outskirts of a small village, halfway between Gaillac and Albi, this superb 19th century stone property will seduce with its harmonious marriage of authenticity and modernity. Carefully renovated, it preserves the charm of the old with its exposed stones, while offering quality contemporary services. The main house extends over 230sqm of living space. The ground floor opens onto a warm and friendly living room,

accompanied by a modern open kitchen. An office, as well as a bathroom with WC complete this level. An additional space of 35sqm is just waiting to be finished. Upstairs, three bedrooms share a functional bathroom, while a master suite with dressing room and private bathroom ensures comfort and privacy. In addition, the property has a 90 sqm barn, perfect for a development or storage project, as well as an independent 67 sqm gîte, comprising two bedrooms. This space is an asset for welcoming guests or developing a rental activity. Outside, the charm operates immediately with a calm and green setting. The swimming pool, positioned facing a clear view of the Tarn countryside, invites you to relax. The vast professional premises of 300 sqm, isolated, also opens up many perspectives for personal or professional projects. A unique property, combining bucolic setting and elegance, ideal for family life or a life project combining residence and activity. Heating: Reversible electric duct and insert Sanitation: microstation 8x4 salt pool (depth 1.5m, masonry with liner) Amenities: 10min Albi and Gaillac: 20min Toulouse: 1h ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed on January 1, 2021: between 2000 euros and 2770 euros Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	4
Price	€690,000

Key Information

Internal Area:	330 sqm
Land Area:	2.4 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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