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## Renovated estate with gîtes and swimming pool in the heart of a bucolic...

Tarn , Occitanie



# €745,000

inc. of agency fees

10 Beds    7 Baths    490 sqm    0.43 ha

In the heart of the countryside, 20 minutes from Albi, this exceptional property offers more than 490 sqm of living space. The whole is part of a peaceful and natural setting, ideal for lovers of calm...

### At a Glance

<b>Reference</b>	MFH-EAT8969	<b>Near to</b>	Toulouse	<b>Price</b>	€745,000
<b>Bed</b>	10	<b>Bath</b>	7	<b>Hab.Space</b>	490 sqm
<b>Land</b>	0.43 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

In the heart of the countryside, 20 minutes from Albi, this exceptional property offers more than 490 sqm of living space. The whole is part of a peaceful and natural setting, ideal for lovers of calm and authenticity. Carefully renovated, this residence combines the charm of stone with contemporary features, such as underfloor heating and central vacuuming. The interior spaces of the main house seduce with their generous

volumes and functional layout. The ground floor reveals a vast living room of almost 80 sqm bathed in light, extended by a convivial kitchen. Upstairs, three suites with private bathrooms and a family suite composed of two bedrooms and a bathroom offering optimal comfort. The second level houses a large living space as well as three additional bedrooms sharing a bathroom. Adjoining the main house, the first gîte with two bedrooms, and the second gîte with one bedroom, are perfectly equipped and ready to welcome guests. Outside, the landscaped garden of over 4200sqm invites you to relax. The swimming pool, surrounded by terraces, is a true haven of peace, with a view of the surrounding countryside. This bucolic and peaceful setting is ideal for lovers of nature and tranquility, making this property ideal for a large family or to develop a tourist reception activity. Heating: electric underfloor heating Sanitation: Septic tank, redone 2 years ago 7x4 swimming pool, 1.5m deep, chlorine-treated and heated Amenities: 7 mins Gaillac: 15 mins Toulouse: 50 mins ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed on January 1, 2021: between 1,900 euros and 2,640 euros Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	10
Bathrooms	7
Price	€745,000

## Key Information

Internal Area:	490 sqm
Land Area:	0.43 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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