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## Renovated 19th century real estate complex in the heart of the Cordaise...

Tarn , Occitanie



# €575,000

inc. of agency fees

8 Beds    8 Baths    333 sqm    5.7 ha

Located in an enchanting natural setting, near Cordes-sur-Ciel, this exceptional real estate complex nestled in the heart of a bucolic and preserved environment...

### At a Glance

|                  |             |                |          |                  |          |
|------------------|-------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAT8469 | <b>Near to</b> | Toulouse | <b>Price</b>     | €575,000 |
| <b>Bed</b>       | 8           | <b>Bath</b>    | 8        | <b>Hab.Space</b> | 333 sqm  |
| <b>Land</b>      | 5.7 ha      | <b>Pool</b>    | Yes      | <b>Land Tax</b>  | N/A      |

### Property Description

Located in an enchanting natural setting, near Cordes-sur-Ciel, this exceptional real estate complex nestled in the heart of a bucolic and preserved environment is composed of several stone dwellings completely renovated with care. The main dwelling of 115sqm, an old farm dating from 1850, has been meticulously renovated to preserve its original character while offering modern comfort. With its stone walls, exposed

beams and warm parquet flooring, this property embodies the timeless elegance and authenticity of charming residences. This property offers on the first floor, two bedrooms sharing a bathroom. The bright living space, decorated with a fireplace, opens directly onto a terrace, offering a clear and breathtaking view of the green garden and the surrounding woods, inviting serenity and contemplation. Adjoining this first dwelling, an independent studio of 35sqm offers additional spaces. The second house of 120sqm offers a large bright living room, as well as upstairs, three bedrooms, each equipped with its own shower room and private toilet. Two bedrooms with shower room and independent entrances, of 38sqm and 20sqm, complete this vast ensemble. Finally, a 26sqm mobile home, clad in wood giving a chalet effect, with three bedrooms, further enriches the reception opportunities. The outdoor spaces extend over a plot of more than 5 hectares, mixing meadows and woods. This space offers several possibilities for relaxation, from the pétanque ground to the stream that crosses the property at the edge of the woods, passing by the swimming pool which overlooks the meadow. This unique natural setting promises calm and serenity. The traditional character of the stone buildings blends harmoniously with the modern fittings, offering a perfect balance between authenticity and comfort. This unique property seduces with its authentic charm, its many development possibilities and its ideal geographical location. A rare and singular place, perfect for a family project or a reception activity, which will seduce lovers of beautiful stones appreciating the calm and the bucolic atmosphere of the place. The heating system in the main house is a fireplace, supplemented by an oil boiler. The cottages are heated by electric convectors. Well Swimming pool 8.5 x 4, chlorine Double glazing Parking space with carport Cordes sur Ciel: 15 min Albi: 35 min Toulouse: 1h05 Main residence: ENERGY CLASS: F / CLIMATE CLASS: F Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 3,980 euros and 5,430 euros Secondary residences: ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 1,070 euros and 1,480 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      | 8                 |
| Price          | €575,000          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 333 sqm |
| Land Area:     | 5.7 ha  |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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