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Magnificent 17th-century Townhouse with a Garden

Rabastens , Tarn , Occitanie



€892,500

inc. of agency fees

5 Beds 4 Baths 540 sqm 702 sqm

This 17th-century Hotel-Particulier in the Tarn region offers 540 sq.m of elegant living space, featuring a beautiful garden, terrace, multiple workshops, and a blend of historic charm with modern comforts.

At a Glance

Reference	MFH-RHC2675	Near to	Toulouse	Price	€892,500
Bed	5	Bath	4	Hab.Space	540 sqm
Land	702 sqm	Pool	No	Land Tax	N/A

Property Description

This magnificent 17th-century townhouse perfectly blends historical charm and modern living in the heart of the Tarn area of the [Occitanie region](#). With a spacious 540 sq.m of living area spread across three levels, this property features a beautiful garden bordered by a large terrace and a double parking space. All shops and amenities in walking distance, including *boulangerie*, shops, butcher, *cafés*, restaurants, chemist, a small

supermarket and weekly market.

The ground floor boasts a workshop or garage, a summer kitchen in an independent workshop, and several entrances, including an elegant classic entrance with wood paneling and beautiful cement tiles. The most commonly used entrance is through the kitchen, providing direct access to the terrace.

The grand living room is a showstopper with an impressive ceiling height of almost 7 meters, featuring a monumental brick fireplace, herringbone parquet flooring, and well-preserved period windows. The elegant dining room, adorned with Versailles parquet and two integrated cupboards, leads to a magnificent reception room overlooking the courtyard. This room features a marble fireplace, herringbone hardwood floor, molded wood paneling, and a golden rosette, creating a soft and refined atmosphere. A small vestibule offers another access to the terrace, while the fully equipped kitchen opens directly onto the terrace, complete with an adjacent utility room. The ground floor includes several independent toilets, a laundry room, and washbasins.

On the first floor, you'll find four stunning master bedrooms, each blending historical charm with modern comfort. Every bedroom has its bathroom, ante-chamber, or boudoir, ensuring privacy and luxury. One of the suites adjoins another room, perfect for a living room or a child's bedroom.

The second floor features a master suite with an ante-chamber, bathroom, and office and a vast room serving as a combined office, cinema room, and reading space. Additionally, a spacious room overlooks the city's promenades, offering views of the monuments. A magnificent attic provides access to the tower and the loft.

Finally, the property includes a well with a pump and several beautifully maintained cellars, offering excellent storage space. This townhouse is a true gem, combining the elegance of the past with the comforts and convenience of modern living.

The Accommodation

The ground floor

- Entrance hall
- Kitchen
- Parlour with monumental brick fireplace, parquet floor
- Dining room, parquet floor
- Reception hall with marble fireplace
- Small vestibule
- Several independent toilets, washbasin, laundry room

The first floor

- Master bedroom with boudoir, bathroom 1

- Master bedroom withboudoir, bathroom 2
- Master bedroom withboudoir, bathroom 3
- Master bedroom withboudoir, bathroom 4
- Living room or children's bedroom, adjoining one of the bedrooms

The second floor

- Master suite with anteroom, bathroom and study
- Vast study, film and reading room
- Spacious sitting room overlooking the promenade and town center monuments
- Magnificent attic with access to tower and attic space

The third floor

- Tower and attic

Outside the House

- BBQ area
- terrace
- easy maintenance
- lots of flowers
- well

Additional Information

- Large porch for 2 cars
- Workshop or garage
- Workshop with summer kitchen
- Cellars and wine cellar
- well

The Area and Access

- Toulouse international airport (about 30 minutes)
- Rabastens-Couffouleux train station
- All shops and amenities in walking distance

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	South-west
Condition:	Ready to move in
Heating System:	Central heating (oil)
Drainage:	Connected to mains town system
Property Tax:	€5386.00

Summary

Property type:	Mansion
Bedrooms:	5
Bathrooms	4
Price	€892,500

Key Information

Year Built:	1600
Internal Area:	540 sqm
Land Area:	702 sqm
Floor:	3
Number of Fireplaces:	3
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

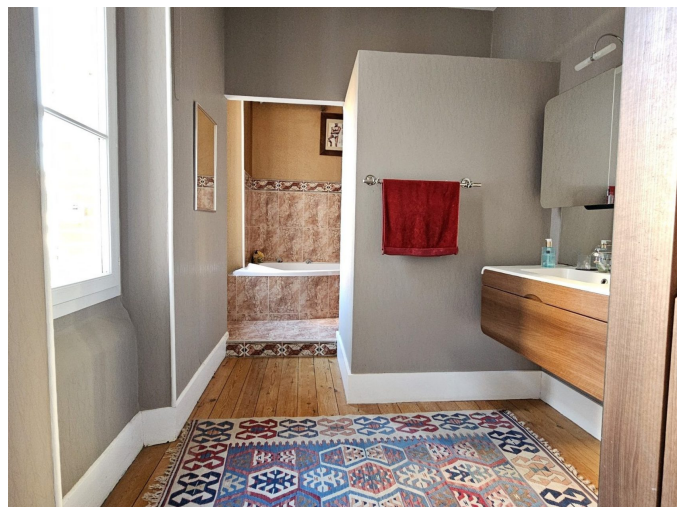
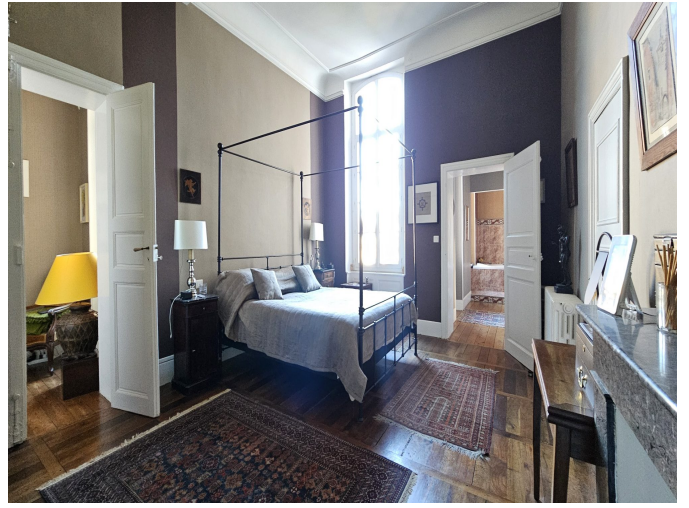
Location: Occitanie



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