

[Click to view MFH-EAT9672](#)

Character building with reception room and gîtes in the Gaillac countryside

Tarn , Occitanie



€980,000

inc. of agency fees

11 Beds 5 Baths 655 sqm 0.9 ha

This magnificent stone property of more than 650sqm, nestled in the heart of the countryside 15 minutes from Gaillac, offers an idyllic setting with breathtaking views of the surrounding vineyards. The...

At a Glance

Reference	MFH-EAT9672	Near to	Toulouse	Price	€980,000
Bed	11	Bath	5	Hab.Space	655 sqm
Land	0.9 ha	Pool	Yes	Land Tax	N/A

Property Description

This magnificent stone property of more than 650sqm, nestled in the heart of the countryside 15 minutes from Gaillac, offers an idyllic setting with breathtaking views of the surrounding vineyards. The main house of 180sqm, on two levels, is composed on the ground floor of a living room with open kitchen and a large bedroom with adjoining bathroom. The parquet floors, the wood stove, the exposed beams and the high

ceilings create a warm and welcoming atmosphere. On the garden level, on either side of the entrance, a bedroom and another room that can be converted into a bedroom and bathroom. This property also includes four dwellings with independent entrances, perfect for seasonal rental projects or the organization of events, including a 39sqm guest room which can easily be converted into gîtes for more autonomy. Added to this is a set made up of three gîtes, with a first dwelling comprising two bedrooms, possessing the charm and character of the exposed stone on the wall. The other two gîtes have the same configuration with three bedrooms each. Their living room offers a ceiling height of almost 4m, adding a spacious dimension to the whole. The 120sqm reception room has an equipped kitchen area, allowing you to organize events such as birthdays, seminars, or weddings. Adjoining this space, a room of more than 80sqm, offering beautiful and numerous design possibilities. Additional annexes including a laundry area, a boiler room and a workshop provide all the comfort necessary for the management of this exceptional property. The exteriors are not left out, the swimming pool with panoramic view of the vineyards offers an incomparable relaxation space. A wellness area with sauna completes this property, perfect for anyone looking for serenity and calm surrounded by nature. The DPE corresponds only to the main residence. Heating: Wood and electric Single glazing main house / Double glazing gîtes Swimming pool: 14m x 6m Chlorine, liner Shops and schools: 5 min Gaillac: 15 min Albi: 25 min Toulouse airport: 1 hour ENERGY CLASS: E / CLIMATE CLASS: B Average amount estimated annual energy expenditure for standard use, based on energy prices for the year 2021: between 1910 euros and 2630 euros Information on the risks to which this property is exposed is available on the georisks website: <http://>

Summary

Property type:	House
Bedrooms:	11
Bathrooms	5
Price	€980,000

Key Information

Internal Area:	655 sqm
Land Area:	0.9 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