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## 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...

### At a Glance

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





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