

[Click to view MFH-EAT9167](#)

## Mansion with outbuildings, swimming pool and park

Tarn , Occitanie



# €799,000

inc. of agency fees

4 Beds      240 sqm      4.34 ha

Located 10 minutes from Lautrec in a preserved setting, this magnificent mansion from the end of the 19th century offers a surface area of 240sqm and...

### At a Glance

<b>Reference</b>	MFH-EAT9167	<b>Near to</b>	Toulouse	<b>Price</b>	€799,000
<b>Bed</b>	4	<b>Pool</b>	Yes	<b>Hab.Space</b>	240 sqm
<b>Land</b>	4.34 ha			<b>Land Tax</b>	N/A

### Property Description

Located 10 minutes from Lautrec in a preserved setting, this magnificent mansion from the end of the 19th century offers a surface area of 240sqm and is located on a plot of more than 4 hectares. The ground floor opens onto a magnificent entrance with impressive volumes. It distributes a 50sqm living room with an open fireplace. A kitchen fitted out in a country house style as well as a pantry with access to the intimate semi-

covered terrace portends good moments of conviviality. A bedroom and a laundry room complete this level. The first floor is reserved for the sleeping area. A magnificent hallway covered with tiles leads to two beautiful bedrooms with bathrooms, a master suite with dressing room and bathroom. On the second and last floor, the attic space offers a surface area of more than 100 sqm with a kitchen area leaving numerous design possibilities. Outside, the generously sized swimming pool offers a beautiful relaxation area. This residence stands in the middle of a bucolic natural setting of more than 4 hectares. The property has untapped potential with numerous annexes that can be renovated. Close to all amenities. 12.5 x 5 salt swimming pool Well Garage Pond Outbuildings (400 sqm including new roof) Toulouse: 50 min Albi, Lavaur and Castres: 30 min Gaillac: 15 min ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure energy for standard use, established based on energy prices for the year 2021: between EUR3,780 and EUR5,150. Information on the risks to which this property is exposed is available on the Géorisks website: .Fr

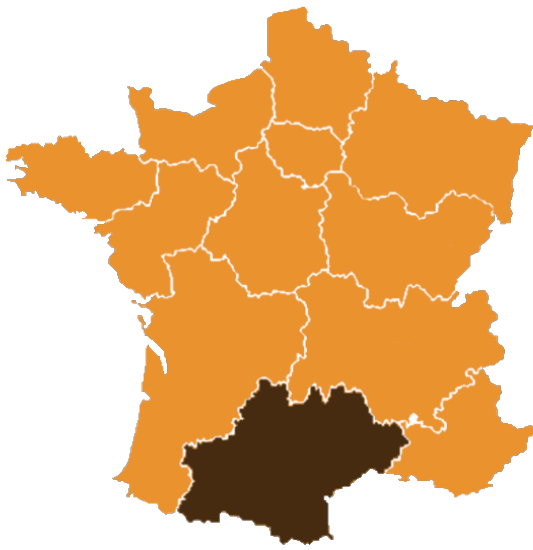
## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€799,000

## Key Information

Year Built:	1876
Internal Area:	240 sqm
Land Area:	4.34 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