

[Click to view MFH-EAT9915](#)

Renovated building with swimming pool and gîte in the heart of the Golden...

Tarn , Occitanie



€690,000

inc. of agency fees

6 Beds 4 Baths 330 sqm 2.4 ha

On the outskirts of a small village, halfway between Gaillac and Albi, this superb 19th century stone property will seduce with its harmonious marriage...

At a Glance

Reference	MFH-EAT9915	Near to	Toulouse	Price	€690,000
Bed	6	Bath	4	Hab.Space	330 sqm
Land	2.4 ha	Pool	Yes	Land Tax	N/A

Property Description

On the outskirts of a small village, halfway between Gaillac and Albi, this superb 19th century stone property will seduce with its harmonious marriage of authenticity and modernity. Carefully renovated, it preserves the charm of the old with its exposed stones, while offering quality contemporary services. The main house extends over 230sqm of living space. The ground floor opens onto a warm and friendly living room,

accompanied by a modern open kitchen. An office, as well as a bathroom with WC complete this level. An additional space of 35sqm is just waiting to be finished. Upstairs, three bedrooms share a functional bathroom, while a master suite with dressing room and private bathroom ensures comfort and privacy. In addition, the property has a 90 sqm barn, perfect for a development or storage project, as well as an independent 67 sqm gîte, comprising two bedrooms. This space is an asset for welcoming guests or developing a rental activity. Outside, the charm operates immediately with a calm and green setting. The swimming pool, positioned facing a clear view of the Tarn countryside, invites you to relax. The vast professional premises of 300 sqm, isolated, also opens up many perspectives for personal or professional projects. A unique property, combining bucolic setting and elegance, ideal for family life or a life project combining residence and activity. Heating: Reversible electric duct and insert Sanitation: microstation 8x4 salt pool (depth 1.5m, masonry with liner) Amenities: 10min Albi and Gaillac: 20min Toulouse: 1h ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed on January 1, 2021: between 2000 euros and 2770 euros Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	4
Price	€690,000

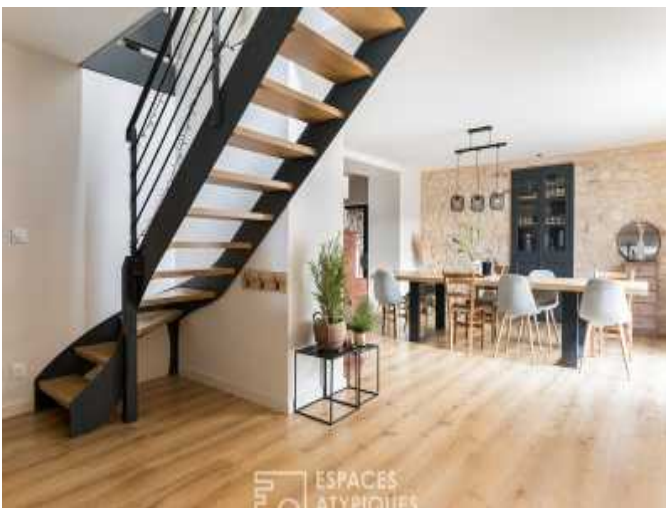
Key Information

Internal Area:	330 sqm
Land Area:	2.4 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