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## 17th century castle, an exceptional property in the heart of the Tarn

Tarn , Occitanie



# €1,100,000

inc. of agency fees

6 Beds   4 Baths   630 sqm   4.13 ha

Between Gaillac and Graulhet, in the heart of a peaceful environment, this 17th-century château, revisited in the 19th century, reveals characterful architecture...

### At a Glance

<b>Reference</b>	MFH-EAT9907	<b>Near to</b>	Toulouse	<b>Price</b>	€1,100,000
<b>Bed</b>	6	<b>Bath</b>	4	<b>Hab.Space</b>	630 sqm
<b>Land</b>	4.13 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Between Gaillac and Graulhet, in the heart of a peaceful environment, this 17th-century château, revisited in the 19th century, reveals characterful architecture and generous volumes. With over 600 sqm of living space on a 4-hectare plot, it combines old-world charm and development potential, offering a unique living environment. Behind the entrance door, a majestic hall distributes the reception areas. On one side, a living

room with a fireplace invites conviviality. On the other, a dining room and a separate kitchen, opening onto a terrace, prolong the pleasure of shared moments. A laundry room, a linen room, a storeroom, and a toilet complete this level. A section renovated in 2009 houses a 66 sqm professional space, comprising three rooms including a water point and two toilets, adaptable as an apartment or workspace. A semi-buried cellar provides additional storage space. On the first floor, a bedroom with a water feature precedes two separate wings. The first consists of a spacious living room and a multipurpose space that can accommodate a games, music, or reading room, as well as two bedrooms with private bathrooms and shower rooms and a toilet. The second wing accommodates three bedrooms, including a 56 sqm master suite with a dressing room and bathroom, as well as a bathroom shared with the other rooms and a toilet. A top floor of 330 sqm remains to be developed, leaving room for numerous possibilities. The wooded park, decorated with boxwood, cedars, chestnut trees, and oaks, benefits from an unobstructed view of the countryside and envelops the estate in a natural setting. A swimming pool provides additional comfort for the summer period. Several outbuildings, including a former stable of 100 sqm and a Normandy-inspired building of 180 sqm, enrich the complex, offering additional potential. This exceptional château combines the privilege of a green setting and vast spaces with immediate proximity to amenities. An exceptional address for those in search of charm, elegance and comfort. Magnificent fireplaces and parquet floors, beautiful high ceilings 10 x 5 salt pool Outbuildings (288 sqm) Electric heating (installed in 2017 and 2023) Mains drainage Immediate proximity to amenities. Toulouse: 50 min Gaillac: 12 min Graulhet: 15 min Albi: 20 min ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, 2022 and 2023: between EUR13,790 and EUR18,700. (actual consumption of the owners: approximately EUR5,000) 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	€1,100,000

## Key Information

Year Built:	1600
Internal Area:	630 sqm
Land Area:	4.13 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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