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## In the heart of the golden triangle, magnificent 19th century residence...

Tarn , Occitanie



# €640,000

inc. of agency fees

5 Beds    3 Baths    380 sqm    2.1 ha

Located 20 minutes from Gaillac, this charming 380sqm white stone building nestled in a picturesque setting offers a breathtaking view of the surrounding...

### At a Glance

<b>Reference</b>	MFH-EAT10120	<b>Near to</b>	Toulouse	<b>Price</b>	€640,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	380 sqm
<b>Land</b>	2.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located 20 minutes from Gaillac, this charming 380sqm white stone building nestled in a picturesque setting offers a breathtaking view of the surrounding countryside. This property is a perfect blend of authentic charm and modern comfort. From the entrance the tone is set with a sumptuous stone staircase. The living room is not left out with its surface area of 60 sqm including the open kitchen and the dining area, all opening onto

the terrace. The 50sqm living room with a cozy atmosphere features a clever mix of wood, stone and metal which adorns the staircase leading to the mezzanine. A laundry room and a WC complete the ground floor. Upstairs is the sleeping area consisting of a 40sqm master suite with bathroom and dressing room, three bedrooms with an independent bathroom and a room that can be used as an office. The convertible attic of 170sqm allows you to imagine great possibilities. Adjoining the building, a single-storey guest house, with independent access, consisting of a living room and a bedroom with shower room and WC. The exteriors have nothing to envy with more than 2 hectares of land adjoining the house. The view from the terrace over the French garden and the dovecote brings a feeling of tranquility in this calm and bucolic environment. Spacious and bright, this building offers a comfortable living space for the whole family. Albi: 25min Toulouse: 55 min Amenities: 10min Heating: Heat pump floor heating / Oil radiator Double glazing Two-car garage ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on prices of energy of the year 2021: between 4081 euros and 5521 euros Information on the risks to which this property is exposed is available on the georisks website:

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€640,000

## Key Information

Internal Area:	380 sqm
Land Area:	2.1 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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