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Old renovated farmhouse with loft in the heart of the vineyards near GAILLAC

Tarn , Occitanie



€715,000

inc. of agency fees

6 Beds 4 Baths 300 sqm 0.5 ha

Located between Gaillac and Lisle sur Tarn, in the heart of a preserved wine-growing landscape, this former farmhouse from 1925 offers nearly 300 sqm...

At a Glance

Reference	MFH-EAT10171	Near to	Toulouse	Price	€715,000
Bed	6	Bath	4	Hab.Space	300 sqm
Land	0.5 ha	Pool	No	Land Tax	N/A

Property Description

Located between Gaillac and Lisle sur Tarn, in the heart of a preserved wine-growing landscape, this former farmhouse from 1925 offers nearly 300 sqm of living space. Arranged in two adjoining dwellings, it offers the possibility of combining the spaces to create a large family home, or of keeping the current layout (ideal for a reception business or a dual-purpose residence) but also of reinventing the distribution between the two

spaces. This atypical property offers a total of six bedrooms, four bathrooms and several bright living rooms, all with authentic charm. The first dwelling reveals, from the entrance, a warm atmosphere with a spacious living room of nearly 45 sqm, a dining room with an open kitchen and a functional laundry room as well as a bathroom with WC. This level also includes, on the other side, two bedrooms then upstairs a mezzanine, as well as a bathroom with WC. The main floor serves three additional bedrooms, a bathroom and a separate toilet, all enhanced by a careful decoration that respects the spirit of the place. The second accommodation, a former shed transformed into a loft, is organized around a large living room with a pellet stove, a dining room with an open kitchen and utility room, a suite with a dressing room, shower room and separate toilet. An elegant wooden library adorns the staircase leading to a mezzanine, overlooking the generous volumes of the main room under exposed roof timbers. Outside, the plot of more than 5000 sqm is planted with trees and decorated with a well. On the outbuilding side, the property has a raw space of 30sqm on two levels, a large adjoining lean-to as well as a closed summer kitchen. The natural setting, surrounded by vineyards and not overlooked, invites relaxation and conviviality. This unique property, a subtle blend of authenticity and unusual proportions, will appeal to lovers of spacious living in search of a historic setting near Gaillac. In the heart of "Little Tuscany," the house offers numerous walking and cycling opportunities to enjoy the Tarn countryside. Oil heating and solar panels for hot water production for the main house Pellet stove for the loft Plot of 5000sqm in the heart of the vineyards Outbuilding of approximately 110sqm Sanitation: two compliant micro-stations Shops, schools, transport (train station and motorway access): 6 min Gaillac town center: 8 min Albi: 20 min Toulouse: 40 min For the loft ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, 2022 and 2023: between EUR1,350 and EUR1,880 For the main house ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, 2022 and 2023: between EUR4,010 and EUR5,480 Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€715,000

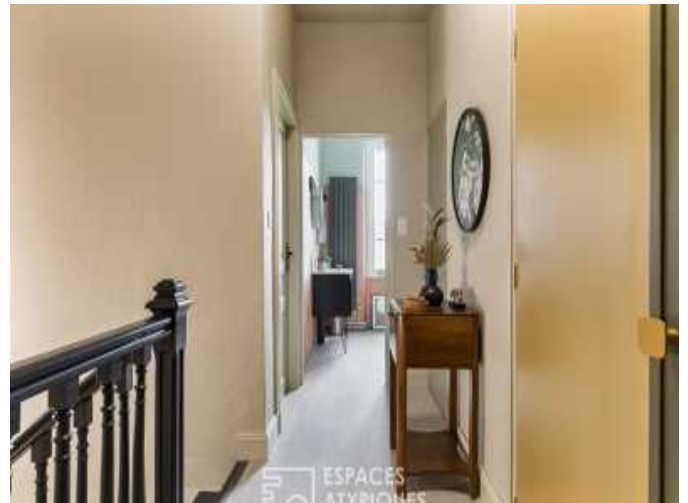
Key Information

Year Built:	1950
Internal Area:	300 sqm
Land Area:	0.5 ha
Has a Garden	Yes

Location: Occitanie



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