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Old renovated winery with swimming pool in the heart of the vineyards

Tarn , Occitanie



€545,000

inc. of agency fees

4 Beds 4 Baths 304 sqm 0.29 ha

Located in Gaillac, in the heart of the vineyards, this former winery, renovated in 2010, offers 316sqm of living space and sits on a 2900sqm plot. The...

At a Glance

Reference	MFH-EAT10543	Near to	Toulouse	Price	€545,000
Bed	4	Bath	4	Hab.Space	304 sqm
Land	0.29 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in Gaillac, in the heart of the vineyards, this former winery, renovated in 2010, offers 316sqm of living space and sits on a 2900sqm plot. The entrance impresses with the size of its staircase leading to the living areas. Here, the space is bathed in natural light thanks to the large openings that open onto the terrace and the swimming pool. Panoramic windows also allow you to enjoy the unobstructed view of the vineyards.

The living area of approximately 100sqm consists of an open-plan kitchen and a dining room. Below, a more cozy 35sqm living room completes the space. This level also features two bedrooms, 42sqm and 19sqm, each with a shower room and WC. The larger one also benefits from its own dressing room. On the ground floor, the sleeping area consists of an additional 20sqm bedroom with its own shower room and WC, as well as a 55sqm master suite with a large dressing room, bathroom with bathtub and shower, and WC. This suite also benefits from a private terrace. This level also houses a separate WC, as well as a laundry room and a large 80sqm garage. Outside, the terrace and swimming pool enjoy a beautiful unobstructed view of the vineyards, sheltered from view. As for the outbuildings, the property benefits from a double garage (or workshop) of approximately 30sqm as well as an exposed stone shed of approximately 80sqm. A small specificity of the area, the house also has a dovecote with its preserved original appearance. The modernity of this typical Gaillac building and the potential offered by its various outbuildings make this property unique in the area. Swimming pool 8x4 (from 2022, salt, roller shutter) Laundry room / Garage Outbuildings / Dovecote Train station: 4 min Nursery and primary school: 4 min Gaillac town center: 10 min A68 access: 15 min Albi: 20 min Toulouse: 50 min ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022 and 2023: between EUR4,580 and EUR6,240 Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€545,000

Key Information

Internal Area:	304 sqm
Land Area:	0.29 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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