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## Stunning Stone Quercy Farm House for sale in SW France - VIRTUAL TOUR

**Saint Antonin Noble-Val , Tarn et Garonne , Occitanie**



# €575,000

inc. of agency fees

4 Beds    4 Baths    254 sqm    1.2 ha

This stunning Quercy Farm property for sale in south west France comes with 4 bedrooms, office, outbuildings and pool is set on approx 3 acres of land. Virtual tour available on request.

### At a Glance

<b>Reference</b>	MFH-RH574	<b>Near to</b>	Albi	<b>Price</b>	€575,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	254 sqm
<b>Land</b>	1.2 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This stunning Quercy Farm property for sale in south west France comes with 4 bedrooms, office, outbuildings and swimming pool is set on 12,901 sq.m of land (approx 3 acres).

The property has been completely renovated between 2005 – 2016. It is situated in a quiet location in small hamlet close to nearby villages, markets and activities.

## **THE ACCOMMODATION**

This stunning stone Quercy farm house has been renovated to the very highest standard with quality materials used throughout but still maintaining original features throughout such as exposed beams, stone walls and old stone sinks.

The property offers 4 large bedrooms, 4 bathrooms, 2 sitting rooms, office, a large farmhouse kitchen/dining room, a second kitchen and a magnificent sitting room/games room/entertaining area of around 80 sqm which is part of the converted barn. Fully air-conditioned and heated with additional wood burners in dining and living rooms.

## **OUTSIDE**

Outbuildings include a large barn of around 155 sqm (connected to the house), old working bread oven, and playhouse for the children, two fields and a two stall open stable.

The property is completely enclosed within its own grounds offering complete privacy. Complete with terraces with countryside views, overlooking the salt swimming pool (10mx5m ), this property is a real gem!

## **SUMMARY**

- Exceptional historic stone home (16/17th century origins)
- Main house plus self-contained intercommunicating suite
- Total of 5 bedrooms and 4 bath/shower rooms
- Spacious, open plan living, restored and extended to the highest of standards
- Tranquil environment, private woodland and pasture land (approx 3 acres/1.2 hectares)
- Air-conditioning and heating in all main rooms of house (heat pump units)
- Two large wood burners / Jotul
- Attractive covered external terracing on two levels
- Fenced salt water swimming pool 10 x 5 metres with pool house
- A unique restored barn
- Stone walled kitchen garden
- Working Bread Oven
- Large workshop/cave/storage area
- Orchard area with variety of fruit trees
- Pasture land divided into 2 fields; with 2 stall field shelter

## **ABOUT THE AREA & ACCESS**

The property is located 10km from St Antonin Noble Val, with a very picturesque market on Sunday mornings, a unique cinema, and interesting shops, restaurants and cafes. Also nearby are the beautiful hilltop villages of Cordes sur Ciel and Najac, and a little further are the small cities of Albi, Montauban and Villfranche de Rouergue. There is a market every day a week in the area!

The airports of Toulouse and Rodez are about 1.30 hours' drive away (in opposite directions). There is a good train connection to Toulouse from Lexos (3km away). Access to auto routes is at Gaillac or Montauban.

*A perfect country retreat or family home in the heart of south west France.*

*Video available on request, please contact us using ref : MFH-RH574*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Schools?	✓
Public Transport?	✓

## And Before You Ask

Exposure:	South-east
Heating System:	Other
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Recent septic tank
Gas Supply:	Gas bottles for cooking
Property Tax:	€920.00

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€575,000

## Key Information

Year Built:	1700
Internal Area:	254 sqm
Land Area:	1.2 ha
Floor:	2
How many Outbuildings:	2

### Property Features:

- stone property
- 3 acres
- swimming pool
- 16/17th century origins
- workshop
- orchard
- bread oven

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

## Location: Occitanie





## Gallery















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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.

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## 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.

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