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## Ready to go with an income from a gite and B&B - VIRTUAL TOUR

Caylus , Tarn et Garonne , Occitanie



# €415,000

inc. of agency fees

7 Beds   7 Baths   420 sqm   5590 sqm

A lovely property with an up and running gites and chambre d'hotes business with potential to expand further in a quiet setting only 4 kms from Caylus and 20 minutes from the lovely market town of Villefranche-de-Rouergue. JUST REDUCED!

### At a Glance

<b>Reference</b>	MFH-RHGS584	<b>Near to</b>	Saint Antonin Noble Val	<b>Price</b>	€415,000
<b>Bed</b>	7	<b>Bath</b>	7	<b>Hab.Space</b>	420 sqm
<b>Land</b>	5590 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

An attractive stone farmhouse with attics, an attached gite and three B&B rooms (420 sq.m) make up this property which has been renovated by the current owners. In addition, there is a swimming pool, a range of barns and dependances which could have potential for further development for the business.

The property is set in grounds of 5590 sqm including gardens, a chicken run and dog kennels. The whole property is just 4kms from the bastide village of Caylus and about 20 minutes from the lovely larger town of Villefranche-de-Rouergue.

The property is approached up a long drive off the road to a parking area in front of the house for cars, an additional parking area is located by the kennels.

### **ON THE GROUND LEVEL**

- Double doors lead in to
- Kitchen/dining room (8.1m x 4.9m) (36.7 sq.m) A lovely room with exposed beams, space for dining table and kitchen area with full range of modern units, Smeg range cooker, electric oven, double sink and island unit. Jotul wood burner and reversible air conditioning units.
- Separate WC
- Utility Room (5m x 4m) (20 sq.m) Double sink, space for washing machines, door to laundry room with hot water cylinder. Arch to
- Salon (5.89m x 5.22m) With exposed beams, Jotul wood burning stove, and two reversible air conditioning units. Stairs to first floor. Main door to front.

### **ON THE FIRST FLOOR**

- Small landing with doorway to
- Attic space (12.4m x 2m min) With sloping ceilings, this area could lend itself to create a large master bedroom suite with en-suite bathroom. Hot water ballon and provision made for plumbing.
- Bedroom 1 (3.9m x 2.7m) With reversible aircon.
- Bedroom 2 (4.9m x 2.5m). With window to the rear and aircon.
- Shower room (1.9m x 1.3m). With basin and shower cubicle.

### **THE GITE**

- An outdoor terrace which overlooks the surrounding terrace leads to a door into
- Kitchen (4.3m x 3.2m) (18.1 sq.m) Modern range of units, sink unit, gas oven with hob with extractor fan over, tiled floor, space for sofa and table.
- Bedroom 1 (3.23m x 2.86m) (9.28 sq.m) With tiled floor, velux, and door to en-suite shower room with corner shower cubicle, wash basin, WC and fan.
- Bedroom 2 (5.38m x 2.66m) (14.34 sq.m) Door to en-suite shower room with shower cubicle, wash basin and WC. Door to outside.

### **THE B&B ROOMS**

The remaining bedrooms are located in a wing to the side of the house and all have air conditioning units and comprise:

- Najac- Bedroom (8.52m x 2.39m) (20.35 sq.m) Door to shower room (2.7m x 1.6m) (4.4 sq.m) With basin, WC and shower cubicle. Sleeps 2.
- Cordes - (7m x 3m) (21.6 sq.m) A good sized room with door to shower room (3m x 1.8m) (5.7 sq.m) With Italian style shower, wash basin and WC). Stairs up to Mezzanine (3.6m x 3m) With sloping ceilings and velux. Sleeps 4.
- Albi - (7m x 3.9m) (27.7 sq.m) With tiled floor and a good sized bedroom with shower room (3.8m x 1.8m) (7m<sup>2</sup>) With Italian style shower, basin and WC. Stairs up to mezzanine (3m x 2.7m). With sloping ceilings and ballustrading. Sleeps 5.

## OUTSIDE

- Swimming Pool. (10m x 5m) With paved surrounds and steps up to ballustraded terrace overlooking the pool and adjacent barbeque area.
- Stone barns At the end of the house, there are a range of stone barns which comprise:
- Large Barn: (7.63m x 4.43m) (33,85 sq.m). A double height barn at the back of the house and chambres d'hotels rooms which has planning permission to convert to provide more bedrooms. Plans are available to see at the property. To the side of this barn, there is a further room with the hot water cylinders for the three rooms, electric consumer panels.
- Range of stone barns by the side of the drive (10m x 2.6m) divided into 3 parts, one of which has the pool equipment, log shed (4.6m x 3.7m).
- Lean to section on end: Two rooms, one of which is a workshop, and measure 3.2m x 2.2m and 6.5m x 3.2m.
- Chicken run and shed
- Timber shed (3.9m x 3.8m). Two dog enclosures and gardens to the side with fruit trees, lawns, mature trees extending in all to 5590 sq.m

**There's a VIRTUAL TOUR available on request, [contact us](#) using ref.: MFH-RHGS584.**

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓

## And Before You Ask

Exposure:	South-east
Condition:	Ready to move in
Heating System:	Other
Condition of Roof:	Good condition
Drainage:	Septic up to norms
Property Tax:	€2179.00

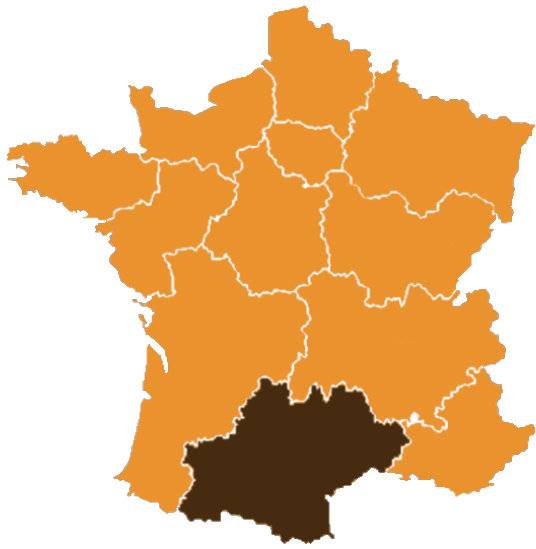
## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	7
New Home?	No
Bathrooms	7
Price	€415,000

## Key Information

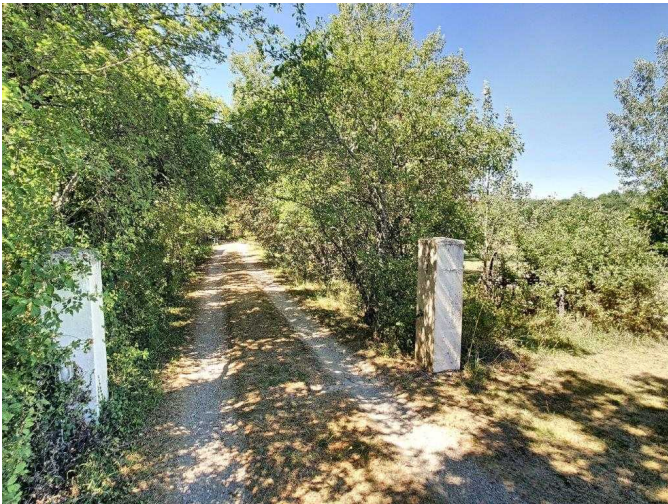
Internal Area:	420 sqm
Land Area:	5590 sqm
Floor:	2
How many Outbuildings:	2
Property Features:	
• Better Price!	
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Satellite TV	Yes

**Location: Occitanie**





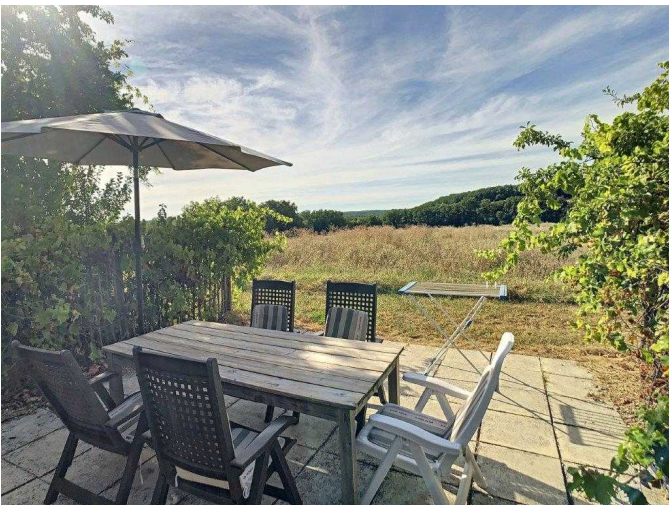
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