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## Architect designed house with pool set in grounds of 1,7 ha

Gaillac , Tarn , Occitanie



# €499,000

inc. of agency fees

4 Beds    2 Baths    307 sqm    1.7 ha

Beautiful architect-designed house with a large pool and garage set in grounds of 1,7 ha for sale in the Tarn area of Occitanie.

### At a Glance

<b>Reference</b>	MFH-RHGS609	<b>Near to</b>	Toulouse	<b>Price</b>	€499,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	307 sqm
<b>Land</b>	1.7 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This magnificent architect-designed house dates from the 1980s and is set in the centre of landscaped grounds of about 1,7 ha with a tree-lined drive leading up from the road. It is surrounded by a variety of mature trees with far-reaching views.

The architecturally designed house has a combination of electric and manually operated shutters on all windows, an alarm system, electrically operated double entrance gates and up and over the door to the garage; there are speakers in most rooms to broadcast music from the central sound system in the bar.

While the house has been finished to a high standard, there is still potential to upgrade certain features. It has underfloor heating and a spacious living/dining area with an open fire leading to the terrace. Together with the fitted kitchen, there is a master bedroom suite on the ground floor with an adjacent TV room. The first floor is accessed by a fine staircase which leads to three bedrooms and a family bathroom and further up to a large games room and separate office with additional storage. On the lower ground level, there is a large garage, boiler room, cave, sauna and solarium.

*Outside*, the landscaped grounds include a 12m x 6m swimming pool with terracing and an adjacent pool house, a double car port on the other side of the house and rolling lawns and a fine variety of mature trees.

## **The Accommodation**

### **The ground floor**

- Double timber front doors lead into the hallway. (4,3m x 4,3m) A double-height area with fine stairs to the first floor, marble floors and through to
- Sitting and dining areas. (46 sqm) A huge area on two levels with open-fire in salon with doors out on to the terrace from both the salon and dining area. Proper bar area to the side (10 sq.m) with sound system. Door to TV room
- Kitchen (35 sqm) With original fitted units, oven, gas and electric hob, built-in fridge, plenty of storage, double sink and worktops, laundry area at the rear of the kitchen and breakfast area at the other end. Doors out onto terraces.
- TV room/study - (13 sqm) Doors to outside, air-conditioning unit and through to
- Master bedroom suite. (34 sqm) with a master bedroom, access to an en-suite bathroom with bath, separate shower, twin basins and bidet. Passage to separate WC and cloakroom.
- Landing with cupboards and stairs up to the second floor.
- Bedroom 2 - (12,9 sqm) Fitted cupboards and sliding door to half balcony.
- Bedroom 3 - (14 sqm) Fitted cupboards and electric radiator
- Bedroom 4 - (14,5 sqm) Fitted cupboards and electric radiator.
- Bathroom - (5,9 sqm) Bath with shower over, basin, bidet, tiled walls and floors.
- Separate WC

### **The second floor**

- Games Room. (51,5 sqm) With exposed beams and door through to further storage area (17 sqm min)
- Office (20 sqm). Access to insulated loft.

## Outside

- BBQ area on one of the terraces that wrap around two sides of the house overlooking the grounds and the pool.
- Swimming pool. (14m x 6m). With liner and a chlore system and terracing around the pool leading up to the pool house.
- Pool House (10 sqm) A good sized building with a central changing room and three rooms of housing a WC and basin, a shower and the pool equipment and pump.

## Additional Information

- Double Car port (8,6m x 7,2m). Rendered brick walls on two sides and a concrete floor.
- Gardens and grounds. Extending in all to about 1,7 ha with a multitude of mature trees of many varieties around the house and grounds with shrubs around the house and lawns.
- The driveway leads up to the double garage and around the side of the house to the carport.
- Automatic watering system for the garden

*Just reduced and a great opportunity at this lower price. Enquire for more details or to arrange a visit.*

## Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓

## And Before You Ask

- Exposure: South
- Year of Renovation: 1980
- Condition: Good general condition
- Heating System: Central heating (oil)
- Condition of Roof: Recent
- Drainage: Septic tank needs updating

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€499,000

## Key Information

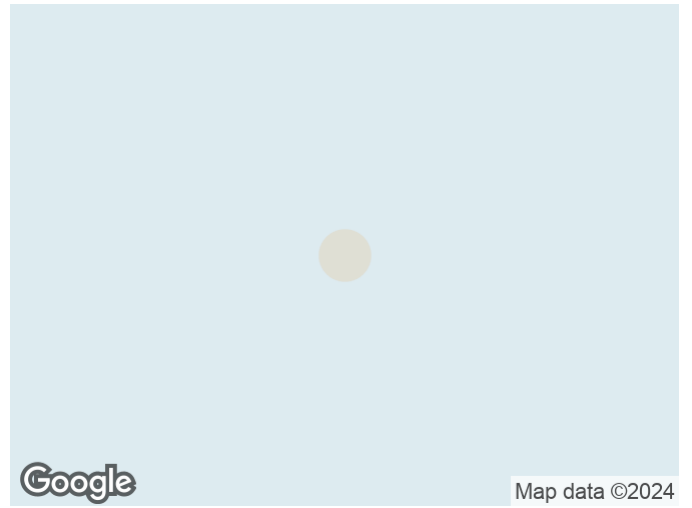
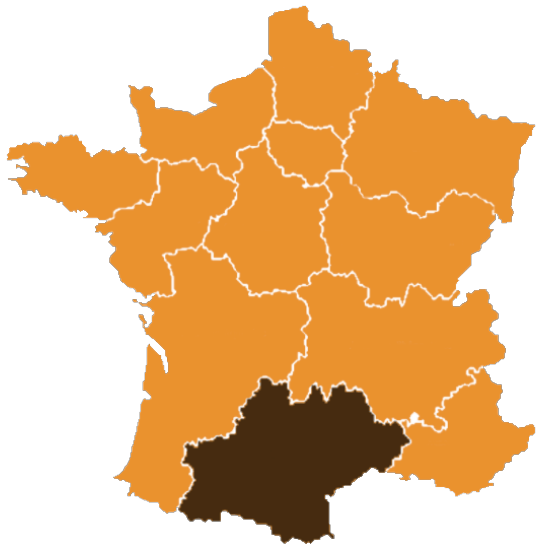
Year Built:	1980
Internal Area:	307 sqm
Land Area:	1.7 ha
Floor:	3
How many Outbuildings:	2
Number of Fireplaces:	1

### Property Features:

- Architect designed house
- No immediate neighbours
- electric and manually operated shutters
- alarm system
- centralised music system
- sauna and solarium
- large garage
- large swimming pool

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

**Location: Occitanie**



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