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## Bourgeoise style house with pool, barn, views and land

**Cordes-sur-Ciel** , **Tarn** , **Occitanie**



# €695,000

inc. of agency fees

5 Beds 4 Baths 350 sqm 9483 sqm

High quality stone built  
Bourgeois style property with a  
pool, terraces 1 ha of land and  
stunning views to the Black  
Mountains for sale in the Tarn.

### At a Glance

**Reference** MFH-RHGS615

**Near to** Gaillac

**Price** €695,000

**Bed** 5

**Bath** 4

**Hab.Space** 350 sqm

**Land** 9483 sqm

**Pool** Yes

**Land Tax** N/A

### Property Description

This is a high-quality Bourgeois-style property that offers stunning views of the Black Mountains. It has been recently renovated to a high standard. The rooms are spacious with high ceilings and feature high-quality fittings.

The property includes two reception rooms, a study, a large fitted kitchen, and five bedrooms, three of which have en-suite shower rooms. There is also a family bathroom and an impressive hand-made staircase leading up to a large first-floor landing. Additionally, there is a large insulated attic area.

Outside, there is a huge terrace leading down to a salt swimming pool with sunbathing terraces. The property comes with land extending to just under a hectare. To the side of the house, there is a sizable hangar in two parts, which has potential for development.

## **The Accommodation**

### **The ground floor**

- Approaching this wonderful property through a pair of gates to a shared parking area and leads down to
- Entrance hall (6,4m x 1,4m) (9,3 sq.m) With original tomette tiles and cupboards The hall opens out into a long hallway (14m long) (36 sq.m) with rooms on either side, a very fine handmade staircase and to a cloakroom with WC with wash basin.
- Passageway leads down to original front door.
- Kitchen (6m x 6m) (36 sq.m) A fine room with fully fitted kitchen units, Falcon range with splashback and extractor hood, huge fireplace with oak beam and Villager wood burning



stove, radiator, French doors to terrace and exposed beams.

- Sitting Room (6,3m x 4,3m) (27,4 sq.m) Marble fireplace, 2 French doors to the terrace and tomlette floors.
- Utility room (6,5m x 3,18m) (20,6 sq.m) With units and space for washing machine.
- Main salon (7,1m x 7,1m) (50 sq.m) With tiled floor, feature fireplace, exposed stone walls, 2 radiators, beams and downlighters
- Secret study (4,7m x 2,1m) (10 sq.m) Hidden behind a bookcase in the salon, this is the perfect place to work or study.

## **The first floor**

- From the splendid staircase, you arrive at the huge open landing with parquet flooring
- Master bedroom (6,2m x 5.9m) (37 sq.m) With parquet floor, electric radiator and normal radiator, old marble fireplace, dual aspect windows with great views and cupboard. Door to
- En-suite shower room (2.7m x 1.4m) With shower cubicle, marble basin on a stand with WC and radiator.
- Bedroom 2 (6.3m, x 4.7m) (29,9 sq.m) With marble fireplace with guard, parquet, beams, radiator with two windows and views towards Pyrenees. Door to

- En-suite shower room (3.7m x 1.5m) (5,7 sq.m) Grande douche, bidet, marble basin, WC, towel radiator and tiled floor.
- Bedroom 3 (6,8m x 5,7m) (39 sq.m) Parquet floor, radiator and two windows, porte vers en-suite shower room with corner shower, WC, and wash basin on stand. Towel rail.
- Family bathroom (3,98m x 2,96m) (11,7 sq.m) With roll top bath, radiator, large shower cubicle, wash basin, bidet WC et towel rail.
- Bedroom 4 (4,18m x 3,8m) (16,1 sq.m) Parquet, dual aspect windows and beams.
- Bedroom 5 (3,2m x 3m) (9,8 sq.m) With parquet and radiator.

## **Additional Information**

- An enormous south facing terrace is found outside the main rooms with views over the pool, the land and towards the Pyrenees and surrounded by shrubs . A fabulous space!
- Covered terrace - 5,9m x 3,4m) (20 sq.m) A super outdoor space with those views with a tiled room, ideal for a barbecue and entertaining under a tiled roof.
- The salt water pool was installed in 2003 and had a new liner in 2017 and measures 12m x 6m with a large sunbathing terrace all around with those views to the Black Mountains as well.
- Below the swimming pool and the terraces is the land which extends to about 9,438 sq.m in one main block which is gently sloping and in an L shape.
- Stone barn - 12.5m x 12m (150 sq.m) A huge stone built hangar with double height in one part and a loft over in the other. Huge potential as it has its own access to the road.
- The land - The land is laid out below the house in an L shape and extends to just under a hectare in one main block.



### Environment & Surroundings

Near	✓
Airport/Ferries?	
Mountain View?	✓

### And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Central heating (oil)
Currently lived in:	Yes
Condition of Roof:	Recent
	Septic tank
Drainage:	needs updating
Property Tax:	€2465.00

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€695,000

## Key Information

Year Built:	1860
Internal Area:	350 sqm
Land Area:	9483 sqm
Floor:	3
How many Outbuildings:	2
Number of Fireplaces:	3

### Property Features:

- Views to the Black Mountains
- 5 bedrooms
- 3 ensuite bedrooms
- Large salon
- Two further reception rooms
- Huge barn to the side

Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

**Location: Occitanie**





## Gallery















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**S. and L. BROWN**



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