

[Click to view MFH-LFR-S836000E](#)

Beautiful Domain With Main House, Guest House, Reception Room And Annexes...

Castres , Tarn , Occitanie



€792,000

inc. of agency fees

5 Beds

5 Baths

Hamlet without shop, located at 5 minutes from Saint Germain des Pres, 25 minutes from Castres and 1 hour from Toulouse (very soon only 30 minutes with...

At a Glance

Reference MFH-LFR-S836000E

Bed 5

Near to Castres

Bath 5

Pool Yes

Price €792,000

Land Tax N/A

Property Description

Hamlet without shop, located at 5 minutes from Saint Germain des Pres, 25 minutes from Castres and 1 hour from Toulouse (very soon only 30 minutes with the motorway).

Unique ! Beautiful domain dating from the 18th century offering a main house (former Lauragaise farm), an independent gite (guest house), a reception room, a leisure room (dance, yoga:), a stone barn that could be renovated and many annexes, on 32888 m2 of land with an above ground pool, beautiful and peaceful views on field and wood ! A pleasant spot that offers many possibilities ! Currently runned as a business activity for events (wedding, anniversary:) which can continue (using the same commercial name, internet websites, all 2025 bookings:). Of course, this property can also simply be used as a spacious family house. Great potential !

Reception room and its annexes of 351 m2

Ground = Wedding/anniversary room of 145 m2 (high ceiling of more than 6m) + bar area of 10 m2 + leisure room of 42 m2 (dance, yoga:) + changing room of 18 m2 (3 WC, one with accessibility for people with reduced mobility and 1 shower) + kitchen of 22 m2 (space for the caterer upto ERP standards).

1st = Mezzanine of 12 m2 + convertible attic of 102 m2 (to renovate if needed, a permit has been accepted).

Former stable of 60 m2

A former stable on 2 levels offering a total of 60 m2 after renovation (permit accepted).

Annexe of 32 m2 (wooden framework)

Actually used as an office, this studio is completely independent and with water arrivals.

Main house of 143 m2

Ground = Entrance of 6.2 m2 + corridor of 3.5 m2 + laundry room of 5.5 m2 + WC of 1.5 m2 + lounge of 28.5 m2 (wood burning stove) + dining room of 11 m2 + kitchen of 11 m2 (sink, electric hob, electric oven, dish washer, hood).

1st = Corridor of 7 m² + office of 8.2 m² + bedroom of 12.4 m² + bedroom of 11.3 m² + master bedroom of 22 m² with en suite shower room (shower, basin unit) and dressing area + WC of 2 m² + bathroom of 8.8 m² (double basin unit, large italian walk-in shower, bath).

Independent guest house (110 m²)

Ground = Large living room of 50 m² with lounge/dining and open kitchen + WC of 2.8 m² + laundry room of 5.5 m².

1st = Hall of 4.2 m² + bedroom of 25 m² with en suite shower room (italian walk-in shower, basin unit, WC) + bedroom of 26 m² with en suite shower (italian walk-in shower, basin unit, WC) + sauna area of 4.26 m².

Exterior = Land of 32888 m² with forest and fields + beautiful views + above ground pool (5x4m, chlory).

Extras = Fully renovated + heat pump system (main house) + electric heating (gite) + reversible air conditioning (reception room) + 72 m² of photovoltaic solar pannels (2500€/year) + septik tank upto standards + parking for clients (more than 35 places) + car port of 55 m² + estimated amount of annual energy consumption for standard use: between 1240 € and 1730 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 2641 €.

Price = 792.000 € (Ideal as a family home or to continue the business !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 72489

Property Size: 696 m2

Property Lot Size: 32,888 m2

Bedrooms: 5

Bathrooms: 5

Reference: S836000E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Summary

Property type:	Farmhouse
Bedrooms:	5
Bathrooms	5
Price	€792,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved