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## Gites and potential for B&B with two houses and an outbuilding

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



# €499,000

**inc. of agency fees**

5 Beds 5 Baths 252 sqm 3030 sqm

Charming property with a main house and gite set on 3030 sq.m with beautiful views and a long swimming pool near the historic village of Cordes-sur-Ciel in the Tarn.

### At a Glance

**Reference** MFH-RHGS616

**Bed** 5

**Land** 3030 sqm

**Near to** Gaillac

**Bath** 5

**Pool** Yes

**Price** €499,000

**Hab.Space** 252 sqm

**Land Tax** N/A

### Property Description

Situated in a quiet setting just over 2 kilometres from the historic village of Cordes-sur-Ciel, this delightful property comprises a 3 bedroom main house with a semi professional kitchen and two living rooms, a huge barn at the back, ideal for parking cars, a separate detached 2 bedroom cottage which is being let very successfully throughout the year, a 13m long swimming pool with gardens and grounds of 3030 sq.m and lovely views. The furniture could be available subject to separate negotiation.

The whole property has been maintained to a high standard with a great deal of style and is ready to move into, the furniture could also be bought separately so all you will need will be your suitcases! As the gite has been successfully let, there is a business ready to take over with very little work. In addition, if only one bedroom in the main house was required, the other two could also be let for B&B thus making further income as they have a separate access.

The pretty 800 year old medieval village of Cordes-sur-Ciel is 10 minutes by car with commerces, schools, restaurants, supermarket amongst others and , of course, the market on Saturday mornings. Two train stations at Cordes Vindrac and Laguepie are available.

## **The Accommodation in the Main House**

### **The ground floor**

To the front of the house, there is an enclosed courtyard with a small terrace, perfect for alfresco dining, and then French doors into

- Kitchen/Dining Room (8,48m x 4,73m (40 sq.m) Divided into two parts, the kitchen has a central island with a stainless works surface with inset sink and mixer tap with a range of cupboards under and a dishwasher. To the side, there is a semi professional Falcon gas range with extractor over, larder cupboards and Travertine floor with radiator.
- Dining area also has a tiled floor with the original front door, Godin Colonial wood burner, beams, door off to CLOAKROOM with WC and basin and then a further door down to the hangar.

- Sitting room (7,95m x 3,8m) (31,6 sq.m) With Bullerjon freestanding wood burner, travertine floor, French doors to outside, underfloor heating, stairs to first floor owners accommodation and secondary stairs to:
- This area could be perfect for B&B as it has its own separate access and a sitting room.
- Second sitting room (4,4m x 3,8m) (17 sq.m) With timber floor, radiator, door to outside and small courtyard.
- Bedroom 2 (4,3m x 3m) (13 sq.m) With wooden floor, built in cupboard and door to en-suite bathroom ((3,6m x 1,3m) (5 sq.m) with bath with screen and shower over, fully tiled walls, wooden floor, basin, and heater.

## **The first floor**

- From second sitting room, stairs lead up to Bedroom 3 (4,3m x 3,4m) (15,2 sq.m)
- Sliding privacy screen at top of stairs also gives access to useful attic storage, separate WC, bath with shower over and a basin. Velux roof lights and a porthole window.
- From the main sitting room, hand made stairs lead up to the owners part and passageway (5 sq.m).
- Mezzanine Office area (4,1m x 3,7m) (15,4 sq.m) With wood floor and metal ballustrading.
- Bathroom (4m x 3,4m) (13,9 sq.m) With oak floor, two basins, freestanding bath, large walk in shower with tiled surround, WC and radiator.
- Master bedroom (4,9m x 4,2m) With carpet, beams and radiator.

## **The Accommodation in the Gite**

- Set down below and to the side from the main house, this is perfect as a gite or for additional family and is being very successfully let as a gite and is ready to go.
- Terrace to the front of the house
- Kitchen/living area (5,4m x 4,9m) (26,8 sq.m) With a fitted kitchen with wood worktops, large sink, large central island with gas hob and oven under and breakfast bar. Tiled

floor, beamed ceiling and radiator.

- Bedroom 1 (6,7m x 3,8m) (25,7 sq.m) Tiled floor, radiator, French doors to outside and door to en-suite shower room with shower, vanity basin, WC, cupboard, tiled floor and radiator.
- Bedroom 2 (4,4m x 3,8m) (17 sq.m) Accessed by an external set of stairs, the bedroom has a carpet with radiator and door to en-suite shower room with shower, WC, radiator, basin and cupboard with hot water cylinder.

## Outside

- The land extends to 3030 sq.m with a lawned area in front of the gite and a fine oak tree, a further area of grass area at the back to the boundary.
- Swimming Pool - 13m x 3m Chlorine pool with decking all around, views over the surrounding fields and situated just behind the gite.
- Hangar (19,1m x 7.8m) A super area ideal as a garage and for storing vehicles with two doorways, oil tank and a separate storage area at the back with loft over.
- To the side, there are two further rooms (8,1m x 4,4m) (35 sq.m) which house the oil fired boiler (De Dietrich), washing machine points and a further store room.

## Additional Information

- Lean to open sided barn on the back of the hangar.
- Septic tank drainage (non conforms), gas tank for heating the gite in the winter and oil fired heating for the house.

## The Area and Access

- About 10 minutes from Cordes Sur Ciel
- About 15 minutes to the train station

***This gite / B&B opportunity in the Tarn is not to be missed. Enquire today.***

### Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

### And Before You Ask

Exposure:	South-east
Condition:	Ready to move in
Heating System:	Central heating (oil)
Reason for selling:	Other
Currently lived in:	Yes
Condition of Roof:	Good condition
Gas Supply:	Tank in the garden
Property Tax:	€1685.00

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Bathrooms	5
Price	€499,000

## Key Information

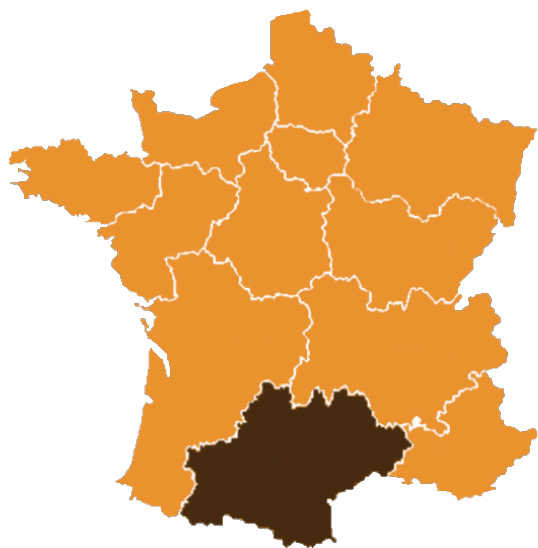
Year Built:	1900
Internal Area:	252 sqm
Land Area:	3030 sqm
Floor:	2
Number of Fireplaces:	2

### Property Features:

- long pool
- great views
- successful gite
- possible to buy the furniture
- large hangar for cars

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**





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**S. and L. BROWN**



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