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## Estate with gîtes and reception room in the countryside

**Tarn , Occitanie**



**€595,000**

**inc. of agency fees**

**11 Beds   6 Baths   710 sqm   3.9 ha**

On the border between Aveyron and Tarn, not far from the Cordais plateau and various tourist sites, this stone real estate complex benefits from a preserved...

### At a Glance

**Reference** MFH-EAT7152

**Near to** Toulouse

**Price** €595,000

**Bed** 11

**Bath** 6

**Hab.Space** 710 sqm

**Land** 3.9 ha

**Pool** No

**Land Tax** N/A

### Property Description

On the border between Aveyron and Tarn, not far from the Cordais plateau and various tourist sites, this stone real estate complex benefits from a preserved environment. It is built around a central courtyard, creating a real hamlet. The more than 700 m<sup>2</sup> of living space are spread over four main buildings. The first gîte is divided between additional areas, important for the back office of this type of place but also for accommodation on the 1st floor. It has five generously sized bedrooms and two bathrooms with several showers. The second is shared between the living rooms for stewardship and convivial moments; and four bedrooms, two of which have their own bathroom. A third bathroom completes the whole. A third building is currently occupied as the main house by the owners. Beautiful living spaces combining charm and character occupy the ground floor. The night rooms are upstairs. For now, a large bedroom has a bathroom with shower and bathtub. The attic is partly converted and can offer additional bedrooms. Finally, a reception room has more than 175 m<sup>2</sup> of floor space with high ceilings. A charming asset, it offers a base for multiple uses: event reception, yoga room, etc. There is the possibility of doubling this surface area by converting the garden level which remains fixed to its primary use, that of of table. If space were to be lacking, outbuildings and unused spaces in each of the buildings could be developed. At the heart of this island of greenery of almost four hectares there is a swimming pool for moments of relaxation out of sight. Character and character Open lean-to serving as a car port Oil and electric heating Albi: 45 minutes Cordes sur Ciel: 25 minutes Najac: 20 minutes Toulouse (airport): 1h30 ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual expenditure energy for standard use, based on energy prices for the year 2021: between 5,635 euros and 7,623 euros (consumption of the different buildings added together) Information on the risks to which this property is exposed is available on the Georisks website:

## Summary

Property type:	Countryside house
Bedrooms:	11
Bathrooms	6
Price	€595,000

## Key Information

Internal Area:	710 sqm
Land Area:	3.9 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery



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**S. and L. BROWN**



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