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## Exceptional 17th century estate with large wooded park in Gaillac

Tarn , Occitanie



**€1,300,000**

inc. of agency fees

7 Beds    4 Baths    358 sqm    5 ha

Magnificent estate located in the heart of a natural setting between Gaillac and Cordes-Sur-Ciel, offering perfect harmony between old charm and modern...

### At a Glance

Reference	MFH-EAT6229	Near to	Toulouse	Price	€1,300,000
Bed	7	Bath	4	Hab.Space	358 sqm
Land	5 ha	Pool	Yes	Land Tax	N/A

### Property Description

Magnificent estate located in the heart of a natural setting between Gaillac and Cordes-Sur-Ciel, offering perfect harmony between old charm and modern comfort. The estate is built around a courtyard paved with Lot stone, offering an authentic and welcoming atmosphere. It is divided into several dwellings and outbuildings. The main house of 220sqm on two levels, consists on the ground floor of a kitchen with period charm with open fireplace and exposed stonework, preserving the historic character of the place. Then comes a large living room with an imposing central fireplace and a Virac stone staircase, the real centerpiece of this space. The floor is split in two: on one side is the parental space with a bedroom, a dressing room and a bathroom. On the other side of this floor, two additional bedrooms with a connecting bathroom, one of which has access to a private terrace. Opposite the main residence is a second dwelling of more than 70 sqm, ideal for welcoming guests or for rental use. This house consists, on the first level, of a beautiful living room with a large fireplace, a separate kitchen, a bathroom and a bedroom. Upstairs, a large attic floor, where space has been created for two children's bedrooms, which also has a bathroom. Adjoining this home, a room of more than 60sqm on the ground floor, which could be suitable for a cinema room or a meeting room. Above the latter, there is a space of more than 70sqm, currently used as an office with a water point. Ideal for people developing their professional activity from home. Multiple outbuildings complete this exceptional place, such as a garage that can accommodate six cars, a veranda, with a room of 12sqm. The park is not to be outdone with more than five hectares, made up of orchards, truffle oaks, meadows and woods, as well as the swimming pool nestled in the heart of this bucolic environment. Many spaces can be reorganized according to your projects, whether it involves family reunion or the development of tourist activities. Cordes Sur Ciel: 14 min Gaillac: 20 min Toulouse: 50 min 12 x 6 swimming pool, salt, liner Underfloor heating, air/water heat pump radiator fireplace Double glazing electric shutter ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of expenses annual energy costs for standard use, based on energy prices for the year 2021: between 1,910 euros and 2,650 euros Information on the risks to which this property is exposed is available on the Géorisks website: [http: //](http://)

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€1,300,000

Key Information

Year Built:	1640
Internal Area:	358 sqm
Land Area:	5 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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