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## Charming estate with swimming pool on the Toulouse/Albi axis

Tarn , Occitanie



**€849,000**

inc. of agency fees

8 Beds   5 Baths   463 sqm   2.3 ha

Located between Gaillac and Rabastens, this sumptuous residence from the end of the 18th century extends over a wooded park of 2.3 hectares. Accessible...

### At a Glance

**Reference** MFH-EAT8277

**Bed** 8

**Land** 2.3 ha

**Near to** Toulouse

**Bath** 5

**Pool** Yes

**Price** €849,000

**Hab.Space** 463 sqm

**Land Tax** N/A

### Property Description

Located between Gaillac and Rabastens, this sumptuous residence from the end of the 18th century extends over a wooded park of 2.3 hectares.

Accessible by a majestic avenue of oaks, it offers an exceptional natural setting, enhanced by an olive tree several centuries old, maple trees and a stream spanned by a small stone bridge. This place, conducive to serenity, promises a unique environment.

The estate offers more than 650sqm, including 463sqm of living space.

The main house reveals approximately 260sqm of living space.

From the entrance, authenticity and conviviality are palpable. To the left, the living areas include a large living room with fireplace, a dining room, a kitchen and a bright veranda. All for a surface area of approximately 90sqm. This space naturally extends towards a terrace overlooking the pool area.

To the right of the entrance this time, three beautiful adjoining rooms, totaling 82 sqm, are currently converted into an office, dining room and reading room, leaving room for other uses as needed.

The upper floor is divided into two separate spaces.

The private part offers three bedrooms, a shower room and a toilet.

The second part, dedicated to reception, houses two magnificent suites of 38 and 46 sqm.

The building also includes an independent gîte of 85 sqm with an open kitchen, a bedroom, a shower room and a dormitory area on the mezzanine, completed by a private terrace offering a breathtaking view of the countryside.

A third suite of 38 sqm, independent and on one level, completes this ensemble.

Outside, the park, not overlooked, seduces with its facilities.

The swimming pool, with its 90 sqm wooden terrace and its Moroccan lounge, invites you to relax. Bordered by plane trees and olive trees, this space is converted into a little corner of paradise.

Here, several rooms currently house the swimming pool area, a bathroom with toilet and a room that can be used as a summer kitchen.

Representing a total of approximately 200sqm, the building also has raw rooms, usable, to enlarge the living space if necessary.

An old wine storehouse of approximately 65sqm on one level for example, the same surface area upstairs, but also a scullery of 36sqm as well as small cellars, a workshop and a garage.

Not overlooked, a beautifully landscaped park. This atypical property combines elegance, space and character, ideally located to combine peaceful life and proximity to Toulouse and Albi thanks to the proximity of the motorway.

11x5 chlorine swimming pool

Electric heating / fireplace / pellet stoves in the suites and the gîte

Access A68: 5min

Schools, shops, transport: 8min

Gaillac and Rabastens: 15min

Albi: 25min

Toulouse: 40min

ENERGY CLASS: E / CLIMATE CLASS: B

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 3,160 euros and 4,330 euros

Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€849,000

## Key Information

Internal Area:	463 sqm
Land Area:	2.3 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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