

[Click to view MFH-EAT8813](#)

Renovated farmhouse with swimming pool and panoramic view

Tarn , Occitanie



€649,000

inc. of agency fees

4 Beds 1 Baths 278 sqm 5.22 ha

Ideally located in a village 15 minutes from Albi, this former 19th century farmhouse offers 278 sqm of living space. Its dominant position reveals an...

At a Glance

| | | | | | |
|------------------|-------------|----------------|----------|------------------|----------|
| Reference | MFH-EAT8813 | Near to | Toulouse | Price | €649,000 |
| Bed | 4 | Bath | 1 | Hab.Space | 278 sqm |
| Land | 5.22 ha | Pool | Yes | Land Tax | N/A |

Property Description

Ideally located in a village 15 minutes from Albi, this former 19th century farmhouse offers 278 sqm of living space. Its dominant position reveals an unobstructed view of the surrounding countryside. The property elegantly combines old-world charm and modern comfort. The entrance leads to the living rooms on one side and the sleeping area upstairs on the other. The first living room leads to a relaxation area, itself

connected to the dining room. This 117 sqm ensemble, with its exposed stone, original beams and fireplace, creates a warm and friendly atmosphere. A generously sized independent kitchen extends this space and provides access to a suite with shower room and WC. This level also includes a laundry room and a second WC. Upstairs, the sleeping area offers three additional bedrooms, including a master suite offering a beautiful view of the countryside, as well as a bathroom and WC. The 89 sqm attic space offers many possibilities to personalize the premises according to your wishes. Outside, a large terrace bordering the swimming pool and its pool house invites you to relax while enjoying an exceptional panorama of the Tarn hills. The surrounding meadows will appeal to lovers of wide open spaces and nature. Outbuildings, an old stable, a garage and a wooded park complete this ensemble, leaving room for many opportunities. Individual sanitation to standards 9x4 swimming pool Box and horse shelters Albi: 15 min Gaillac: 20 min Toulouse: 55 min ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on energy prices for 2021, 2022 and 2023: between 2,290 euros and 3,170 euros Information on the risks to which this property is exposed is available on the G orisques website for the areas concerned:

Summary

| | |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €649,000 |

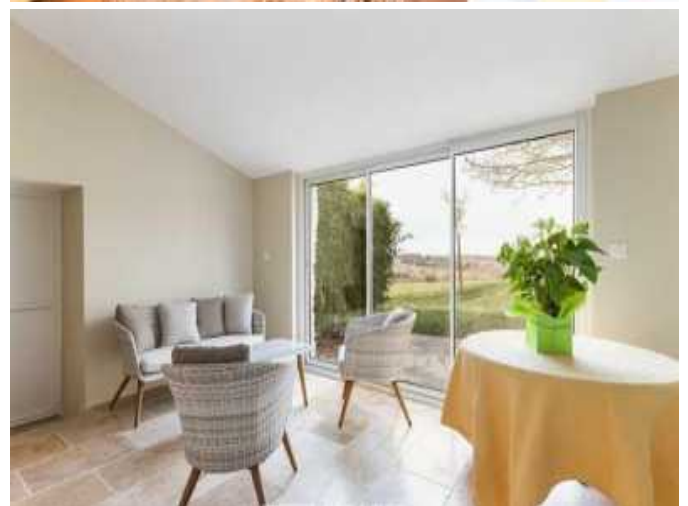
Key Information

| | |
|----------------|---------|
| Internal Area: | 278 sqm |
| Land Area: | 5.22 ha |
| Has a Garden | Yes |
| 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 calling 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

great service
fast transfers

send money abroad 24/7

excellent rates