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## Renovated estate with gîtes, swimming pool and commanding view

**Tarn , Occitanie**



**€998,000**

**inc. of agency fees**

**14 Beds   9 Baths   820 sqm   1.9 ha**

Located halfway between ALBI and RODEZ (30min), this area of 820sqm of living space benefits from a choice environment. Nothing overlooked, a breathtaking...

### At a Glance

**Reference** MFH-EAT9259

**Bed** 14

**Land** 1.9 ha

**Near to** Toulouse

**Bath** 9

**Pool** Yes

**Price** €998,000

**Hab.Space** 820 sqm

**Land Tax** N/A

### Property Description

Located halfway between ALBI and RODEZ (30min), this area of 820sqm of living space benefits from a choice environment. Nothing overlooked, a breathtaking 360° view. The perfect definition of calm. The ideal place to launch numerous projects, whether for accommodation, the organization of seminars or weddings but also for a family reunion. The estate consists of a main house of 390sqm, completely renovated. The ground floor houses the living rooms of approximately 90sqm consisting of a living room with Polyflam fireplace, a dining room and a perfectly fitted and equipped kitchen. These rooms have direct access to the rear of the house, where there is a beautiful terrace, a pétanque court and a superb swimming pool. This entire space enjoys a magnificent unobstructed view, dominating the surrounding countryside. This level also offers a master suite of more than 40sqm, as well as another bedroom which has its own access to the outside. The upper floors accommodate the rest of the sleeping area. Here, there are three suites ranging from 25sqm to 35sqm, two additional bedrooms of 22sqm each as well as an independent bathroom. Furthermore, two gîtes complete this real estate complex. Each with a surface area of approximately 210sqm, they each consist of three bedrooms. A large room of 100 sqm, currently dedicated to relaxation, leaves many possibilities according to everyone's desires and needs. Another space made up of a room and its mezzanine, all for a surface area of approximately 65sqm, also allows you to give free rein to your imagination. Numerous outbuildings adorn this magnificent estate. The largest, a 360sqm barn, is the ideal blank canvas for imagining reception and/or event activities in this privileged environment. A qualitative renovation Slate roofs, very well maintained / Polyflam double glazing and electric inertia radiators

Unobstructed 360° view 12x5 heated swimming pool, chlorine Access to 2x2 lanes and shops: 8min Albi and Rodez: 30min Toulouse: 1h20 Rodez Airport (daily connections to Paris): 45min

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

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual expenses energy for standard use, based on energy prices for the year 2021: between 2,880 euros and 3,950 euros

## Summary

Property type:	Countryside house
Bedrooms:	14
Bathrooms	9
Price	€998,000

## Key Information

Internal Area:	820 sqm
Land Area:	1.9 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery









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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**

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**S. and L. BROWN**



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