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Wonderful Country Domaine with 43 ha and a Lake

Gaillac , Tarn , Occitanie



€1,800,000

inc. of agency fees

10 Beds 10 Baths 724 sqm 40 ha

Stunning estate on over 43 hectares with countryside views, just 40 minutes from Toulouse airport and 15 minutes from Gaillac, set in the tranquil Tarn region amidst hills and vineyards.

At a Glance

Reference	MFH-RHGS618	Near to	Toulouse	Price	€1,800,000
Bed	10	Bath	10	Hab.Space	724 sqm
Land	40 ha	Pool	Yes	Land Tax	N/A

Property Description

This stunning estate spans just over 43 hectares (approximately 106 acres) in a single large block, offering beautiful views of the surrounding countryside. It is located just 40 minutes from Toulouse Airport, nestled in the heart of the Tarn area in the [Occitanie region](#), known for its hills and vineyards. The property is situated in a quiet and peaceful setting, less than 15 minutes from Gaillac.

The Manor House

The 19th century brick built house (500 sq.m) is classically proportioned and exquisitely decorated. It comprises an entrance hall, a fully equipped kitchen/breakfast room with range cooker and large island unit with black granite tops, a separate dining room, a drawing room, library/second reception room, a study and a music room on the ground floor, four en-suite bedrooms in the main part of the house, three of which have dressing rooms, and two further en-suite bedrooms in the annexe to the side.

The Guest House

There is an adjoining four bedroom house to the side (170 sq.m) with a large open-plan kitchen/living room with another range cooker and fitted units with an island as well as a shaded terrace overlooking the parkland with large balcony above.

The *first floor* has four en-suite bedrooms, two of which have access to the first floor balcony and there is also an access to the main house.

Both houses and the annexe are centrally heated with either underfloor heating or radiators and internet access to most rooms.

The Studio

On the other side of the house, there is a small studio (58 sq.m) with its own shower room.

The Barn, Garage & Chapel

A huge 300 sq.m stone barn with a concrete floor, a separate workshop, further storage areas, covered and shaded terraces and a chapel (25 sq.m) that completes the buildings around the central enclosed and gravelled courtyard. A detached garage block is adjacent to this area (140 sq.m).

Outside, the Pool and Lake

At the back of the houses are found the formal gardens which have been created over the last ten years in a classical style. A long walkway lined with shrubs and trees on either side leads to ornamental statues with access to rose gardens, lawns and landscaped gardens with an irrigation system and the recently renovated swimming pool with its 15-metre long pool surrounded by an enormous walled terrace with a large pool house and views to the side over the park.

The grounds include a lake fed by both a spring and roof water, a wild flower meadow as well as pastures, arable land and woodland with a number of tracks around the estate.

Environment & Surroundings

Near to a Golf Course? ✓
Lake or River View? ✓

And Before You Ask

Exposure: South
Condition: Ready to move in
Heating System: Central heating (oil)
Currently lived in: Yes
Condition of Roof: Excellent
Drainage: Septic tank needs updating
Gas Supply: Gas bottles for cooking
Property Tax: €6856.00

Summary

Property type:	Countryside house
Bedrooms:	10
Bathrooms	10
Price	€1,800,000

Key Information

Year Built:	1860
Internal Area:	724 sqm
Land Area:	40 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	3
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Occitanie



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S. and L. BROWN



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