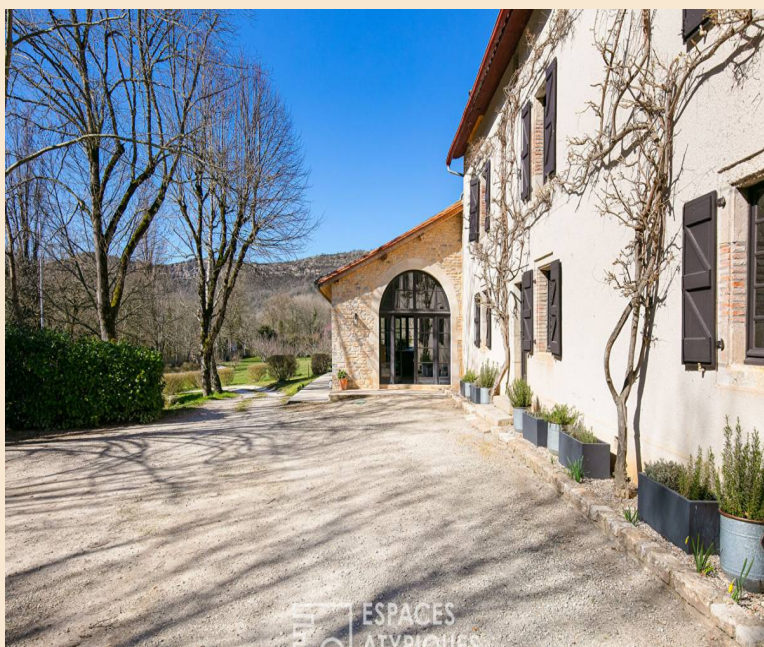


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Character property and gîte in the heart of Saint Antonin Noble Val

Tarn-et-Garonne , **Occitanie**



€860,000

inc. of agency fees

9 Beds 5 Baths 426 sqm 2.53 ha

In the heart of a preserved natural setting, between the Tarn, Lot, and Aveyron departments, this charming property offers a rare opportunity to combine...

At a Glance

Reference MFH-EATEA2-9586

Near to Toulouse

Price €860,000

Bed 9

Bath 5

Hab.Space 426 sqm

Land 2.53 ha

Pool Yes

Land Tax N/A

Property Description

In the heart of a preserved natural setting, between the Tarn, Lot, and Aveyron departments, this charming property offers a rare opportunity to combine family life and a tourist project. The main house offers approximately 340sqm of living space and has been carefully renovated. It stands out for its generous volumes, brightness, and warm atmosphere. In addition, a separate 85sqm gîte, rated 4 stars, offers strong rental potential. Located on more than 2 hectares of land, the property features a swimming pool area with a pool house and an orchard with a variety of tree species, all in a peaceful and green environment. From the entrance, the house's spaciousness is impressive. Its authentic character and high-quality features are appealing. The ground floor offers a vast living space bathed in light, consisting of a living room opening onto an elegant kitchen and a dining room. On the other wing of the house, a second independent entrance provides access to another living room with a warm atmosphere. A games room and a laundry room complete this level. The upper floor is dedicated to relaxation. It is composed of six spacious bedrooms, including two master suites with private bathrooms. A third independent bathroom offers additional comfort for the whole family. Accessible from two separate staircases, some of the bedrooms can be made independent to optimize tourist activity. The 85 sqm independent gîte, with its superb cathedral ceiling, is ideally suited to a seasonal rental business. It features a beautiful living room with a fitted kitchen, three bedrooms, including one on a mezzanine, and three bathrooms. Currently rented between 8 and 10 weeks per year, it generates rental income of approximately EUR22,000/year, offering an attractive return on investment. Located on a plot of over 2 hectares, this property benefits from a green and peaceful environment. Its swimming pool area with pool house, a true haven of relaxation, promises moments of conviviality surrounded by nature. The exteriors are not to be outdone. The generous orchard, composed of multiple fruit trees, brings a bucolic touch to the whole. A large terrace surrounds a beautiful swimming pool and its pool house. The layout of the outdoor spaces, between landscaped gardens and pool area, guarantees an exceptional living environment. ENERGY CLASS: B / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, 2022, 2023: between EUR2,450 and EUR3,390 Information on the risks to which this property is exposed is

available on the Géorisques website Sales agent: Mathieu Maupeu - EI - RSAC number 911 000
347 - 06 15 24 39 66

Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	5
Price	€860,000

Key Information

Internal Area:	426 sqm
Land Area:	2.53 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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