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Between forest and meadow, charming building with swimming pool a stone's...

Tarn , Occitanie



€798,000

inc. of agency fees

6 Beds 330 sqm 10.56 ha

Just five minutes from Castelnau-de-Montmiral, in the heart of a preserved green setting, this former tannery, completely renovated in 2020, reveals a...

At a Glance

Reference MFH-EAT10707

Bed 6

Land 10.56 ha

Near to Toulouse

Pool Yes

Price €798,000

Hab.Space 330 sqm

Land Tax N/A

Property Description

Just five minutes from Castelnau-de-Montmiral, in the heart of a preserved green setting, this former tannery, completely renovated in 2020, reveals a rare living environment, combining authenticity and a relaxed lifestyle. Nestled in a bucolic setting, the property consists of a main house with undeniable charm and a separate gîte, totaling nearly 330 sqm of living space, where the old style harmoniously blends with contemporary comfort. The 255 sqm main house opens onto a vast living room bathed in light, enhanced by a majestic fireplace, a true link between the old features and the modern spirit of the renovation. The open kitchen, welcoming and elegant, blends perfectly into this reception area, with direct access to a terrace overlooking the surrounding forest. On the same level, a functional laundry room and an office, ideal for teleworking or relaxation, complete the ensemble. Upstairs, four cozy bedrooms share two elegantly designed bathrooms, as well as a cozy TV lounge. An additional 59 sqm room, with direct access to the outdoors, offers multiple possibilities: artist's studio, games room, or wellness area. The independent cottage offers a living room, a bedroom with a bathroom, and a second bedroom with its own entrance and bathroom. The private terrace opens onto a lush green setting, perfect for enjoying absolute peace and quiet. Outside, the garden, sumptuously spread over more than 10 hectares, combines meadows, woods, and orchards, offering a constantly changing setting throughout the seasons. The heated swimming pool opens onto a natural panorama as far as the eye can see, while the poetic stone dovecote punctuates the landscape. A discreet spring, nestled on the property, completes the magical setting. This characterful building will appeal to nature lovers looking for a private refuge, where every day invites contemplation and serenity. Polyflam system fireplace Heating: Air-water heat pump Double glazing Swimming pool ? shell ? salt and heated Convenience: 5 min Gaillac: 15 min Motorway access: 20 min Toulouse: 50 min ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 2,350 euros and 3,240 euros Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

| | |
|----------------|-----------|
| Property type: | Farmhouse |
| Bedrooms: | 6 |
| Price | €798,000 |

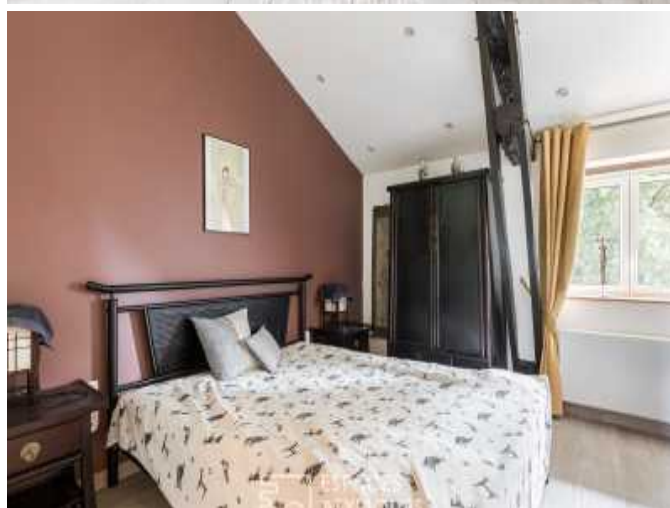
Key Information

| | |
|----------------|----------|
| Internal Area: | 330 sqm |
| Land Area: | 10.56 ha |
| Has a Garden | Yes |
| Swimming Pool? | Yes |

Location: Occitanie



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S. and L. BROWN



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