

[Click to view MFH-EAT11319](#)

Old renovated farmhouse in the heart of nature north of Albi

Tarn , Occitanie



€548,000

inc. of agency fees

6 Beds 2 Baths 325 sqm 2 ha

Nestled in a green setting between Albi and Rodez, just minutes from amenities, this old farmhouse has survived the ages without losing any of its soul....

At a Glance

Reference MFH-EAT11319

Bed 6

Land 2 ha

Near to Toulouse

Bath 2

Pool Yes

Price €548,000

Hab.Space 325 sqm

Land Tax N/A

Property Description

Nestled in a green setting between Albi and Rodez, just minutes from amenities, this old farmhouse has survived the ages without losing any of its soul. Patinated by time and enhanced by more than twenty years of respectful renovation, it now reveals more than 300 sqm of living space where each stone, each beam seems to carry the memory of the place. From the moment you enter the courtyard, the charm works? and it continues inside. A first living space, warm and welcoming, accommodates an open kitchen extended by a dining room, enlivened by a wood-burning stove. Two adjoining storerooms offer generous storage space. The ground floor continues with a second living space, ideal for considering a division of the building or the creation of a separate gîte. A bathroom completes this level. Upstairs, five bedrooms unfold in a soft and authentic atmosphere. A staircase finally leads to a seventh bedroom, a true cocoon nestled under the roof. They share a bathroom. Relaxation areas have also been placed on this level: a large office/games room, a TV lounge, etc. A separate room has been converted and currently serves as a music room but could easily become a separate bedroom or an office for a professional. Beautiful spaces still need to be developed if space were to run out. Outside, more than two hectares of land envelop the property in absolute calm. A swimming pool discreetly blends into the landscape, promising moments spent in the shade of the trees. A reservoir completes the ensemble and gives the place a rare sense of autonomy. A property of character, designed for lovers of nature, space, and authenticity, looking for a peaceful place to live without sacrificing contemporary comfort. Wood heating Autonomous sanitation compliant ALBI, place du Vigan: 30 min RODEZ, place d'Armes: 35 min TOULOUSE, North toll: 1 H 15 ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on average energy prices indexed for the years 2021, 2022 and 2023: between 2,490 and 3,450 euros Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	2
Price	€548,000

Key Information

Internal Area:	325 sqm
Land Area:	2 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 cooling 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved