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## Prestigious hospitality estate in the heart of the Tarn golden triangle

**Tarn , Occitanie**



**€1,260,000**

**inc. of agency fees**

**16 Beds      830 sqm      0.5 ha**

Just a few minutes from Cordes-sur-Ciel, in the heart of the prestigious Tarn Golden Triangle, this sumptuous 19th-century property embodies rustic elegance...

### At a Glance

**Reference** MFH-EAT11044

**Near to** Toulouse

**Price** €1,260,000

**Bed** 16

**Pool** Yes

**Hab.Space** 830 sqm

**Land** 0.5 ha

**Land Tax** N/A

### Property Description

Just a few minutes from Cordes-sur-Ciel, in the heart of the prestigious Tarn Golden Triangle, this sumptuous 19th-century property embodies rustic elegance and the French art of living. Discreetly nestled in a lush green setting of nearly 5,000 sqm, it offers over 800 sqm of living space, blending the character of old materials with the refinement of careful restoration. Behind its white stone walls, the 290 sqm main building exudes a unique aura. Each room seems to tell a story: exposed beams, terracotta floors, and a period fireplace create a cozy, almost timeless atmosphere. The main living room is organized around an imposing stone fireplace, ideal for winter evenings. A separate family kitchen with authentic charm, a room dedicated to breakfasts for the guest rooms, and an office complete the ground floor. Upstairs, four spacious bedrooms with generous volumes invite you to relax, each bathed in natural light, with views of the gardens. A bathroom and two linen rooms complete this level. The estate naturally lends itself to hospitality, with five refined guest rooms spread across the outbuildings, featuring a shared living space (living room, kitchen, dining room) designed with a friendly but demanding spirit. Three independent gîtes, offering impeccable comfort, allow for immediate use: two two-bedroom apartments (68 sqm and 58 sqm), and a three-bedroom gîte of 100 sqm. On the reception side, a 76 sqm room with exposed stone wall and timber frame offers an ideal setting for private events or wellness stays. A large canopy dressed with net curtains allows for the organization of meals and receptions outdoors, with the surrounding nature as a backdrop. Outside, the landscaped garden unfolds around a beautiful heated swimming pool (5 x 10 m), a true haven of relaxation. Nearby, a charming dovecote typical of the region - with a silhouette as elegant as it is symbolic - awaits to be reinvented as an additional living space: an artist's studio, an unusual suite, a wellness area, or an office with a view? The possibilities are endless. In this place imbued with authenticity, every detail seems to suspend time. A rare living environment, ideal for a turnkey tourist activity. Oil heating Double glazing in the main house Swimming pool: 10 x 5, Liner, chlorine and heated Convenience (Cordes Sur Ciel): 10 min Gaillac: 20 min Toulouse: 55 min Motorway access: 25 min ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022 and 2023: between EUR6,337 and EUR8,573 Information on the risks to which this property is exposed is

available on the Géorisques website:

### Summary

Property type:	House
Bedrooms:	16
Price	€1,260,000

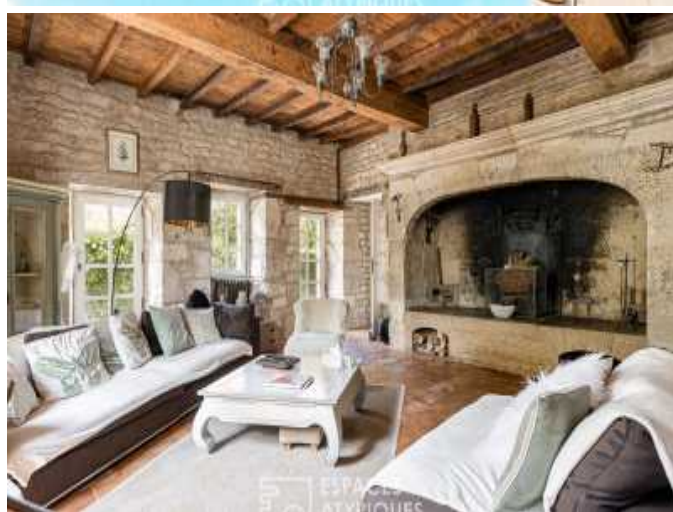
### Key Information

Internal Area:	830 sqm
Land Area:	0.5 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**

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**



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