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Renovated former wine estate in the heart of the Golden Triangle

Tarn , Occitanie



€795,000

inc. of agency fees

6 Beds 5 Baths 409 sqm 2.68 ha

Nestled in a preserved and peaceful environment, just 10 minutes from Castelnau and 15 minutes from Gaillac, this superb, charming stone and half-timbered...

At a Glance

Reference MFH-EAT11503

Bed 6

Land 2.68 ha

Near to Toulouse

Bath 5

Pool Yes

Price €795,000

Hab.Space 409 sqm

Land Tax N/A

Property Description

Nestled in a preserved and peaceful environment, just 10 minutes from Castelnau and 15 minutes from Gaillac, this superb, charming stone and half-timbered property offers 409 sqm of living space divided between a 330 sqm main house and an independent 80 sqm gîte. The ground floor reveals a vast, bright 56 sqm living room with a fireplace, a functional 25 sqm eat-in kitchen, a separate dining room, and a wine cellar, ideal for lovers of fine wines. Upstairs, four bedrooms with private shower rooms or bathrooms guarantee comfort and privacy, including one bedroom with a private terrace. The independent gîte, perfect for accommodating family or friends, offers a living space on the ground floor and two bedrooms with bathrooms upstairs, ensuring autonomy and comfort. The exterior is not to be outdone with a beautiful swimming pool surrounded by greenery, in the heart of a 2.7 hectare plot without any vis-à-vis enjoying a panoramic view of the surrounding countryside. The garage of more than 50 sqm and the convertible attic offer additional expansion potential and/or significant storage space. This atypical property combines authenticity, exceptional volumes and modern comfort in a preserved and idyllic setting. Recent boiler / fireplace / wood stove Double glazing Recent roof Pool house with shower room, WC and summer kitchen Compliant independent sanitation Shops, schools (Castelnau de Montmiral): 7 min Gaillac: 15 min Albi and Cordes sur Ciel: 30 min Toulouse: 50 min ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 4,820 euros and 6,600 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	5
Price	€795,000

Key Information

Internal Area:	409 sqm
Land Area:	2.68 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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