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Character house and bucolic hamlet between ALBI and GAILLAC

Tarn , Occitanie



€1,280,000

inc. of agency fees

8 Beds 6 Baths 510 sqm 7 ha

This elegant mid-19th-century manor house nestles in an unspoilt natural setting between Albi and Gaillac, surrounded by its private hamlet and 7.5 hectares...

At a Glance

Reference	MFH-EAT11352	Near to	Toulouse	Price	€1,280,000
Bed	8	Bath	6	Hab.Space	510 sqm
Land	7 ha	Pool	Yes	Land Tax	N/A

Property Description

This elegant mid-19th-century manor house nestles in an unspoilt natural setting between Albi and Gaillac, surrounded by its private hamlet and 7.5 hectares of parklands and meadows amidst vineyards.

A unique property, ideal for a peaceful family life, a hospitality business or a shared residence project, in direct connection with nature.

The main building, with around 410 m² of living space, features noble architectural features and a semi-buried basement.

Tastefully renovated under the guidance of a renowned interior designer, the house retains all the charm of its old materials: hexagonal floor tiles, remarkable ceiling heights, arched window dormers and period woodwork.

As soon as you enter, the tone is set: generous volumes, fluid circulation, majestic staircase, etc.

The ground floor features a cosy living room with open fireplace, two dining rooms, a separate kitchen with pantry, a laundry room with plenty of storage space, a study/library and a master suite with dressing room and private bathroom.

Upstairs are four further bedrooms, each with en suite shower or bathroom, plenty of built-in storage and a large games room ideal for sharing.

The garage can accommodate up to six vehicles.

The hamlet also comprises several outbuildings, including a former caretaker's cottage, completely renovated in 2020, offering all modern comforts on one level over 100 m².

Another building has been partly renovated and spans 65 m² on two levels.

A small cottage, a dovecote and an outbuilding are just waiting to be renovated to develop the property's full potential.

The exterior is a veritable treasure trove of greenery: cedars, elms and hundred-year-old lime

trees, amidst which a generously-sized swimming pool invites you to relax.

Just a few minutes from local amenities and schools, and forty minutes from the Toulouse toll plaza, this property embodies the soul and refinement of the great family homes of the South-West.

Oil-fired and electric heating

Independent sanitation

Shops and services: 10 min

Albi, Place du Vigan: 15 min

Toulouse, péage Nord: 40 min

ENERGY CLASS: G / CLIMATE CLASS: G (maison de Maître)

Estimated average annual energy costs for standard use, based on energy prices at 1 January 2021: between euros10,970 and euros14,900

ENERGY CLASS: E / CLIMATE CLASS: B (caretaker's cottage)

Estimated average annual energy costs for standard use, based on energy prices at 1 January 2021: between euros1,410 and euros1,950.

Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	6
Price	€1,280,000

Key Information

Year Built:	1850
Internal Area:	510 sqm
Land Area:	7 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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