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Two Houses with Open Terraces and Views Set on 1,4 ha

Cordes-sur-Ciel , Tarn , Occitanie



€685,000

inc. of agency fees

6 Beds 3 Baths 325 sqm 1.4 ha

Magnificent country house with a separate gîte set on 1.4 hectares of land located just 10 minutes from Cordes sur Ciel and Cahuzac sur Vere with amenities nearby, such as shops, schools and leisure facilities.

At a Glance

Reference MFH-RHGS621

Near to Albi

Price €685,000

Bed 6

Bath 3

Hab.Space 325 sqm

Land 1.4 ha

Pool Yes

Land Tax N/A

Property Description

Imagine yourself in a haven of peace where every detail has been designed to offer you an exceptional living environment. At the end of a long driveway, this magnificent country house with its separate gîte offering 325 sqm of living space, plus a garage also accessible from inside the house, is a true haven of peace.

In the main house, you will find a large living room bathed in natural light (54 sqm), with a fully fitted kitchen to the side and a Falcon range cooker. The four bedrooms in the main house and two in the gîte, each as charming as the next, offer an ideal space for rest, while the three bathrooms and three shower rooms guarantee optimal comfort for the whole family and your friends.

The kitchen in the main house, carefully fitted and equipped, is the heart of this home, and gives easy access to the large terraces including a pergola where meals can be enjoyed outside taking in all the views of the 14,490 sqm grounds, terraces and gardens with shrubs and lawns.

The gîte (108 sqm) has a large living room and a kitchen/dining room with a terrace offering unobstructed views, as well as two bedrooms on the first floor.

The east-west aspect of the house allows you to enjoy the cool mornings and warm evenings, creating a cosy and welcoming atmosphere throughout the day. And to top it all off, there is a superb saltwater swimming pool (14 m x 7 m) where you can cool off and relax.

The Main House

Front door leads into the centre of the large open plan room with sitting, dining and kitchen areas

- Kitchen area - 4,1m x 5,4m - A fully fitted kitchen with wall and base units, a Falcon range cooker, dishwasher, double sink unit, dresser unit with lots of storage, tiled floor, space for a kitchen table and doors out on to the large terrace so perfect for catering outside as well. Door to the rear lobby.

- Salon/dining area - 9,7m x 5,5m - With underfloor heating and a tiled floor, insert fireplace in the potential dining area and lots of space in the salon area for entertaining. Stairs to the first floor.
- Bedroom 1 - 6,1m x 4,3m - With French doors to front of house and door through to en-suite shower room (4,1m x 1,5m) with walk-in shower, twin basins, bidet and WC with radiator. Perfect for those who need a bedroom on the ground floor.
- Rear lobby - 2,3m x 2,2m - With door to terrace and through to cloakroom (1,9m x 1,4m) - With WC , basin and radiator.
- Utility Room - 3,7m x 2,8m - With large sink, plumbing for washing machines, cupboards for storage.
- Storeroom - 3,6m x 2,8m - Perfect for storing wine and other items!
- Garage - 8,2m x 6,0m - With direct access from the utility room. This has a concrete floor, Budewrus gas fired boiler for central heating, hot water cylinder and electrical distribution panel. Plenty of storage for vehicles, table tennis tables etc. Up and over door to car port - 4,3m x 3,8m - With access to the parking area at the side of the house.

On the first floor

- Landing - 6,0m x 2m - Including staircase, French door out to the first floor terrace (over the garage and car port) with seating, steps down to the lower terrace and up to the gardens and pool for those morning dips.
- Bedroom 2 - 3,7m x 3,7m - With door out to the terrace, cupboards and door to en-suite bathroom - 2,8m x 1,8m - With bath with shower over, wash basin, WC and radiator and those views!
- Bedroom 3 - 3,4m x 3,2m - With parquet floor, radiator and en-suite shower room - 2,0m x 1,3m - With shower cubicle, wash basin and WC with macerator.
- Bedroom 4 (main) - 5,6m x 4,2m - With full height ceiling and exposed trusses, door to terrace and further door to en-suite bathroom - 3,4m x 2,5m - With bath with shower over, separate shower cubicle (being upgraded at the moment), two wash basins, WC, bidet and towel radiator. New laminate floor.

The Cottage

Located on the opposite side of the gravelled driveway, this self contained cottage has a terrace on the far side giving privacy as well as showing the wonderful views that can be seen from the house.

- Sitting room (6,2m x 5,0m - With tiled floor, large open fireplace, radiator, dado panelling, French doors out on to the terrace and stairs to the first floor.
- Kitchen/dining room - 5,0m x 3,7m - A fully fitted kitchen with worktops, dishwasher, sinks, space for a table and door outside to the terrace.
- Cloakroom - 1.9m x 1,4m - With WC, wash basin, De Dietrich gas fired boiler providing central heating and hot water. Adjoining cupboards.

On the first floor

- Landing - 4,2m x 2,0m - With parquet flooring and radiator and cloakroom off (1,9mx 1,1m) with WC , basin and radiator.
- Bedroom 1 - 5,7m x 4,6m - With parquet floor, dual aspect windows with lovely views , and dressing area and a separate shower room with its WC and basin behind a central wall in the room. A clever use of the space.
- Bedroom 2 - 4,5m x 3,8m - With parquet floor, exposed stone wall and door to en-suite bathroom (2,0m x 1,7m) with bath and shower over, wash basin and towel radiator.

Outside

The terraces - There are three large terraces which come with this property. The main terrace is outside the kitchen of the main house with a paved surface leading up tp a large pergola which is ideal for use as an outside dining area with a parterre garden at the side with box hedging, a second terrace above the garage on the first floor of the house which also gives access up to the pool area and the third terrace on the far side of the guest house.

The swimming pool - 12m x 6m plus the offset Roman end with a liner, timber terrace around the pool with those spectacular views from this area and the pergola. A separate small pool house has all the equipment with a heat pump to the side.

Three bay timber barn - Located in the small paddock at the rear of the pool, this is ideal for storing logs or as a field shelter.

The land is all all around the house and extends to about 1,45 ha (3,5 acres) of grounds, pasture, borders, hedged boundaries and lots of parking for friends and family and which is all set down a long driveway, the majority of which is maintained by the Mairie but gives privacy with no near neighbours yet within easy reach of Cordes Sur Ciel itself in one direction and Albi, Gaillac and Toulouse with its international airport at Blagnac with an hours drive or so.

Environment & Surroundings

Near to Shops? ✓

Near to Schools? ✓

Public Transport? ✓

And Before You Ask

Exposure: South-east

Condition: Good general condition

Heating System: Central heating (oil)

Reason for selling: Retiring

Currently lived in: Yes

Condition of Roof: Good condition

Drainage: Septic tank needs updating

Gas Supply: Tank in the garden

Property Tax: €3003.00

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	3
Price	€685,000

Key Information

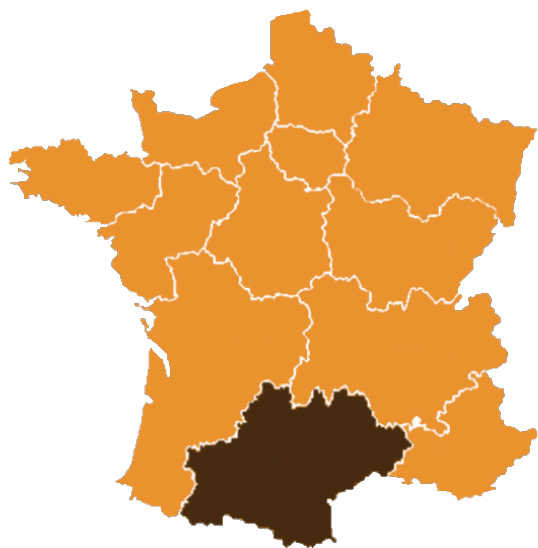
Year Built:	1850
Internal Area:	325 sqm
Land Area:	1.4 ha
Floor:	2
Number of Fireplaces:	2

Property Features:

- Set at the end of a long lane
- No neighbours
- stunning views
- two houses
- Garage and car port
- three outdoor terraces
- swimmimng pool

Has a Wine Cellar	Yes
Has a Garden	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Occitanie



Gallery









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