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Exceptional Property with Stunning Views in the Golden Triangle

Castelnau-de-Montmiral , Tarn , Occitanie



€2,100,000

inc. of agency fees

8 Beds 8 Baths 780 sqm 39.5 ha

Discover this exceptional country estate with long-distance views consisting of an impressive family home, additional dwellings, large outbuildings, gardens, terraces, a swimming pool and an all-weather tennis court.

At a Glance

Reference MFH-RHGS622

Near to Albi

Price €2,100,000

Bed 8

Bath 8

Hab.Space 780 sqm

Land 39.5 ha

Pool Yes

Land Tax N/A

Property Description

We are delighted to present this exceptional country estate set up a tree lined drive in 39 ha which is set in a wonderful position on top of a hill overlooking its land with long distance views all around providing great privacy. The property is located in the Golden Triangle with easy reach of Cordes sur Ciel , Castelnau de Montmiral, Gaillac, Albi as well Toulouse and Montauban.

The accommodation comprises a stone built and very impressive family home (approx. 700 sqm), further dwellings (80 sqm) providing 8 bedrooms in all and together with the large outbuildings, pretty gardens, open and covered terraces, a salt water swimming pool, pétanque pitch and an all weather tennis court, this is truly an exceptional property.

THE MAIN HOUSE

The main house has insulated external walls in the majority of the house with tomette tiles on the ground floor, underfloor heating and radiators in the other rooms which are all of a good size and combine to create a very manageable family home with additional accommodation for guests or staff. The large reception rooms include a light filled double aspect drawing room and an adjoining billiard room, a smaller sitting room, dining room and a large kitchen/breakfast room with a two oven electric Aga and timber units and cupboards. There are further rooms including a back kitchen, an office, laundry room, boiler room and changing rooms for the swimming pool as well as the pump house.

On the first floor, there is a fine master bedroom suite with a large dressing room and bathroom with separate shower, twin basins and two WC's. There are two other bedrooms in the main part of the house, both with ensuite shower rooms and a mezzanine office area overlooking the drawing room. The other two ensuite bedrooms are accessed from the other part of the house.

Alongside the house is an open car port for at least two cars and this gives access to the games room and a further large storage room.

The Pigeonnier

A pigeonier is alongside the car port and is on three levels with a store on the ground floor, which ideal for bikes and other equipment and a sitting room and bedroom on the next two floors.

Self-contained cottage

A self contained cottage is found on the opposite side of the parking area with a fitted kitchen/dining room and a sitting room with, on the first floor, a bedroom, study area and bathroom. To the side, there is a **covered BBQ area** and the **old bread oven** adjoins this area with a bedroom and adjoining shower room.

Outside and the Land

There are pretty gardens all around the house with flower and shrub orders, roses and a multitude of trees, both ornamental and fruit bearing. **A large terrace** which is accessed through multiple doors is found on the north side of the house which takes advantage of the stunning views with an adjoining large wisteria covered terrace. This overlooks the **salt water pool** and its sunbathing terrace with a **petanque court** to the side.

On the other side of the garden, there is a pretty ruin which provides a sanctuary and a rose covered pergola leads back to the house. Completing the picture around the house, we find the **all weather tennis court** with a trampoline.

There a multiple **hangars and barns**, the largest is about 138m² and is used as workshops and for all the equipment, a further carport to the side, a useful detached barn used for materials storage and a further carport on the other side of the house.

The tree lined driveway leads up through the agricultural land with two pretty ponds surrounded by mature weeping willows to the side of the entrance gates and concludes at the buildings.

The land is presently let and comprises about 1,5 ha of vines with a mixture of L'Enc de l'El (a local grape) and Mauzac. At the turn of the century, the estate had its own appellation. The majority of the land is arable and the rest being mainly woodland and extends to around 39 ha in total.

Summary

Property type:	Mansion
Bedrooms:	8
Bathrooms	8
Price	€2,100,000

Key Information

Year Built:	1850
Internal Area:	780 sqm
Land Area:	39.5 ha
Floor:	2
How many Outbuildings:	5
Number of Fireplaces:	3

Property Features:

- Private tree lined drive
- Wonderful family home

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Occitanie



Gallery









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