

[Click to view MFH-EAT12339](#)

## Renovated old farmhouse with loft in the heart of the vineyards

**Tarn , Occitanie**



**€695,000**

**inc. of agency fees**

**6 Beds   4 Baths   300 sqm   0.5 ha**

Located between Gaillac and Lisle sur Tarn, in the heart of a preserved wine-growing landscape, this former farmhouse from 1925 offers nearly 300 sqm...

### At a Glance

**Reference** MFH-EAT12339

**Near to** Toulouse

**Price** €695,000

**Bed** 6

**Bath** 4

**Hab.Space** 300 sqm

**Land** 0.5 ha

**Pool** No

**Land Tax** N/A

### Property Description

Located between Gaillac and Lisle sur Tarn, in the heart of a preserved wine-growing landscape, this former farmhouse from 1925 offers nearly 300 sqm of living space. Arranged in two adjoining dwellings, it offers the possibility of combining the spaces to create a large family home, or of keeping the current layout (ideal for a reception business or a dual-purpose residence) but also of reinventing the distribution between the two spaces. This atypical property offers a total of six bedrooms, four bathrooms and several bright living rooms, all with authentic charm. The first dwelling reveals, from the entrance, a warm atmosphere with a spacious living room of nearly 45 sqm, a dining room with an open kitchen and a functional laundry room as well as a bathroom with WC. This level also includes, on the other side, two bedrooms and then upstairs a mezzanine, as well as a bathroom with WC. The main floor serves three additional bedrooms, a bathroom and a separate toilet, all enhanced by a careful decoration that respects the spirit of the place. The second accommodation, a former workshop transformed into a loft, is organized around a large living room with a pellet stove, a dining room with an open kitchen and scullery, a suite with a dressing room, shower room and separate toilet. An elegant wooden library adorns the staircase leading to a mezzanine, overlooking the generous volumes of the main room under exposed roof timbers. Outside, the plot of more than 5000 sqm is planted with trees and decorated with a well. On the outbuilding side, the property has an old barn of approximately 100 sqm on the ground, currently composed of a workshop, a closed summer kitchen as well as a large lean-to. A raw space still remains available upstairs. The natural setting, surrounded by vineyards and not overlooked, invites relaxation and conviviality. This unique property, a subtle blend of authenticity and atypical volumes, will appeal to lovers of generous spaces looking for a place steeped in history near Gaillac. In the heart of "Little Tuscany," numerous walks and bike rides are possible from the house to appreciate the Tarn countryside. Oil heating and solar panels for hot water production for the main house Pellet stove for the loft 5000sqm plot in the heart of the vineyards Sanitation: two compliant micro-stations Shops, schools, transport (train station and motorway access): 6 min Gaillac town centre: 8 min Albi: 20 min Toulouse: 40 min For the loft ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022

and 2023: between EUR1,350 and EUR1,880 For the main house ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022 and 2023 : between EUR4,010 and EUR5,480 Information on the risks to which this property is exposed is available on the Géorisques website:

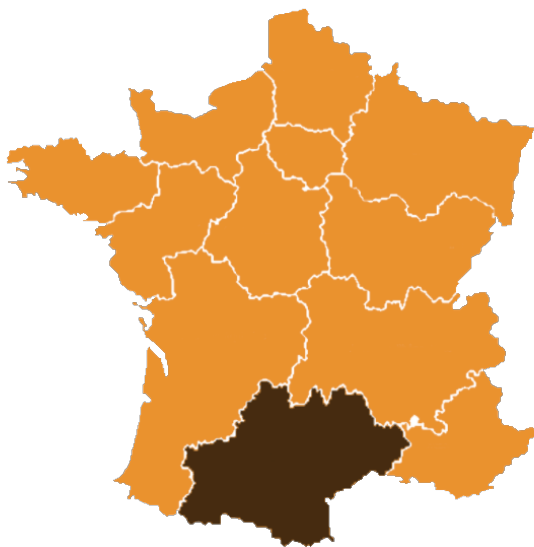
Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 6        |
| Bathrooms      | 4        |
| Price          | €695,000 |

Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1950    |
| Internal Area: | 300 sqm |
| Land Area:     | 0.5 ha  |
| Has a Garden   | Yes     |

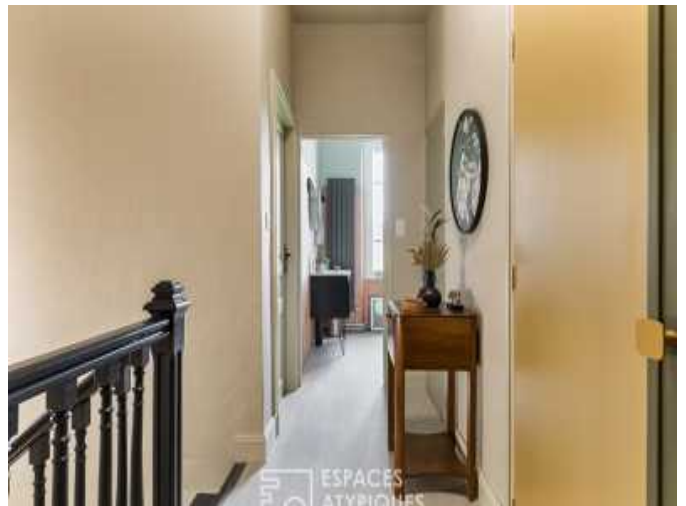
Location: Occitanie



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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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