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Fantastic hamlet of 3 properties with business potential

Albi , Tarn , Occitanie



€1,685,000

inc. of agency fees

14 Beds 2 Baths 538 sqm 4.5 ha

Ideally situated between Albi and Cordes sur Ciel in the heart of the golden triangle, we invite you to come and discover this superb hamlet of three houses and numerous outbuildings, all set in 4.5 hectares...

At a Glance

Reference	MFH-MPTAT20228	Near to	Albi	Price	€1,685,000
Bed	14	Bath	2	Hab.Space	538 sqm
Land	4.5 ha	Pool	No	Land Tax	N/A

Property Description

Ideally situated between Albi and Cordes sur Ciel in the heart of the golden triangle, we invite you to come and discover this superb hamlet of three houses and numerous outbuildings, all set in 4.5 hectares of land, woods and orchards.

Currently run as a gite rental complex, each individual property, with its own pool, is private and not overlooked. There are so many outbuildings with so much potential to host weddings, yoga holidays, or simply live in one of the properties and rent out the other two..... the possibilities are endless

Property 1:

This house is 146 sqm and offers a large living/dining room with an open kitchen. There is also a bedroom and bathroom on the ground floor.

On the first floor there are 3 further bedrooms, one with an en-suite shower room.

On the second floor there is an attic of 74 m² which could also be converted.

In addition to the house, there is a barn to renovate of 144m² and a covered terrace near the salt water pool which contains the technical room and a toilet.

All roofs, joinery and insulation are recent and the property is double glazed.

Outside there are approximately 2 hectares of land, a small orchard and a wood.

Property 2:

This 240m² house offers a large living/dining room with an insert wood burning stove opening onto the large fitted kitchen on one side, and a veranda/summer kitchen on the other side which leads down the steps to the salt water pool, garden and petanque court. A bedroom, bathroom and shower room complete the ground floor.

On the first floor you will find 5 further bedrooms, a modern shower room and a toilet.

On the second floor there is an attic of 58 m² which could also be converted.

In addition to the house, there are numerous outbuildings. A barn of 156m² with a mezzanine, a stable and a garage of 84m², a small hangar of 11m², a large barn of 85m², and an open barn of 49m² with a covered terrace of 25.5m². There is also another house adjoining the main house of 200m² to be completely renovated. In total there are 611m² of outbuildings

All roofs, joinery and insulation are recent and the property is double glazed.

Outside you will find approximately 2.1 hectares of land.

Property 3:

With a total area of 152m², this property consists of the main house with the addition of a separate one bedroom flat on the ground floor. The main house is accessed via stone steps into the kitchen/dining room.

Descending from the kitchen is a cosy sitting room with a Godin wood burning stove. There are 3 large bedrooms, a shower room and a WC to complete the accommodation.

The separate one bedroom flat is 35m² with kitchen/living room and shower room, reversible air conditioning and adjoins a huge barn of 177m² with a bread oven. There is also a boiler room and a workshop/cellar with a total area of 110m².

All roofs, joinery and insulation are recent and the property is double glazed.

Outside there is a plot of land of about 5000m², not overlooked and partly wooded with cherry trees and a small salt water swimming pool.

This property is available for purchase separately or in its entirety.

For each individual property, please refer to reference numbers T20225, T20226 and T20227 on our website.

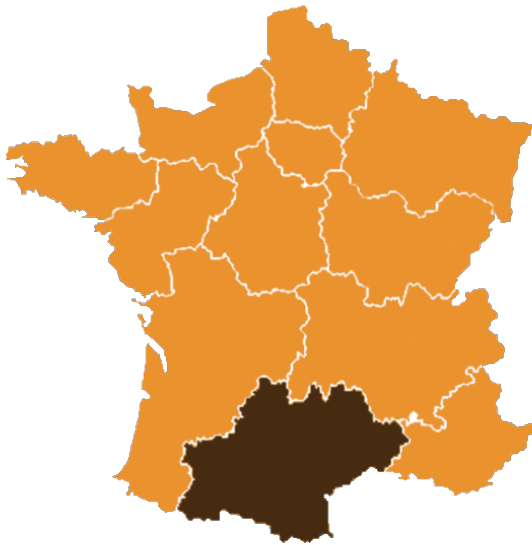
Summary

Property type:	Countryside house
Bedrooms:	14
Bathrooms	2
Price	€1,685,000

Key Information

Internal Area:	538 sqm
Land Area:	4.5 ha

Location: Occitanie



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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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