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Art-Deco Maison Bourgeoise with a pool and views

Castelnau de Montmiral , Tarn , Occitanie



€720,000

inc. of agency fees

5 Beds 4 Baths 300 sqm 1.3 ha

Wonderful Art-Deco house built in around 1920 set on a large plot with a pool and a large garage located on the edge of a village with amazing views.

At a Glance

Reference	MFH-RGHS604	Near to	Gaillac	Price	€720,000
Bed	5	Bath	4	Hab.Space	300 sqm
Land	1.3 ha	Pool	Yes	Land Tax	N/A

Property Description

Located on the edge of a village with amazing views, this wonderful Art-Deco house was built in around 1920 on the site of an 11th-century chateau and a number of those elements are still visible today.

With views on all sides of the house, both overlooking the village and also over the valley beyond, the house occupies an almost unique position in the village with unparalleled opportunity to watch the sun setting in the evenings.

THE ACCOMMODATION

The ground floor

- Side entrance Hall (2,8m x 2,6m) (7,2 sq.m) With radiator, door to lobby with WC off and through to study. Door to
- Salon (5,2m x 4,3m) (22,3 sq.m) A dual aspect room with stone mullion windows, radiator, raised hearth with Piazzetta pellet stove, double doors to terrace, exposed stone arches and step up to
- Kitchen (5,2 x 4,4m) (22,9 sq.m) With central island unit with worktops and cupboards under, large inset sink with west facing views, AEG induction hob, electric fan oven, extractor hood, cross beamed ceiling with Art Deco features, two radiators and door to
- Back Kitchen (4,3m x 2,6m) (11,2 sq.m) With Bosch oven, space for dishwasher, large sink, worktops with cupboards under, original tiled floor and huge stone arch over doors back to side entrance lobby.
- From the kitchen, door to Main lobby (4,4m x 2,5m) (11 sq.m) With arched Art Deco doorways either side, original Art Deco features including a fine basin and original tiled walls either side of the archways and through to Stairwell (4,7m x 2m) (9,4 m²) With radiator, parquet floor, wonderful carved Art Deco staircase and door to
- Dining Room (4,8m x 4,7m) (22,5 sq.m) A fine dual aspect room with high sibilings, dual spect windows, parquet floors, those views again and Art Deco wood panelling.

The first floor

- Landing with radiator and separate WC at end
- Bedroom 1 (5,1m x 5m) (25 sq.m) Parquet flooring, dual aspect windows with Art Deco surrounds and built in wardrobe.
- Bathroom 1/Dressing (3,9m x 3,7m) (14 sq.m) Original tiled fireplace, shower area with shower cubicle, WC, round basin with unit under and large dressing area to the side.
- Bathroom 2 (2,6m x 2,3m) (6 sq.m) With cupboards on either side of the doorway, original Art Deco wall and floor tiles, bath with shower over, wash basin and towel rail.
- Bedroom 2 (4,1m x 3,8m). With lovely views, parquet floor, beams ceiling and radiator.

The top floor

- Bedroom 3 (5,3m x 4,2m) (22 sq.m) Dual aspect windows, two radiators, and cupboard with water heater.

- Bathroom 3 (3,5m x 1,8m) (6 sq.m). Bath with tiled surround, shower over, wash basin, bidet and radiator.
- Sitting area (5,3m x 4m) (21 sq.m) Dual facing windows with insulated floor and ceiling. Fabulous viewing location.
- Games area /studio/bedroom 4 (6,6m x 5,2m) (34 sq.m). With insulated floating floor, radiator and dual aspect windows and stairs up to loft attic area.

OUTSIDE

- Study area (6,3m x 3,2m) (20 sq.m) With access from both inside the house and from outside, this is a useful area with a radiator and is currently used as a study. Double doors to
- Covered terrace with tiled roof and built with an oak frame.
- External stone steps lead down to the street and to
- Cellars (6,8m x 4,4m Overall) (30 sq.m) Two cellars with flag floors, oil fired boiler and cove.
- The old boiler been removed and has been replaced with two heat pumps which are running the central heating.

THE COTTAGE

- With heat pump providing heating
- Sitting Area (5,4m x 4,7m) (25 sq.m) With tomette floor, stairs to first floor and
- Kitchenette (4,8m x 1,5m) (7,2 sq.m) Base and wall units, electric hob with fan over and oven under, sink, door to outside and further door to WC.
- Stairs up to
- Bedroom. (5,4m x 4,8m overall) (25 sq.m) Adjacent shower room with shower cubicle, wash basin and towel radiator.

ADDITIONAL INFORMATION

- Garage (9,3m x 8,8m) (82 sqm). With concrete floor, stone walls, driveway to electrified entrance gates and roof over with solar panels
- The gardens are delightful and very private but also still have lovely views to the south. They comprise lawns with borders, a variety of trees and shrubs with external paved eating areas and large terrace, a covered terrace and in all it extends to some 950m² in total.
- Swimming Pool. (11m x 4m). A chlorine pool with liner and solar shower to side.
- Further adjacent land. In addition to the gardens , there is a further area of land in three parts on the side of the hill with a variety of trees and shrubs which are host to a variety of wildlife and extends to about 1,29ha in total

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Central heating (oil)
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Connected to mains town system
Property Tax:	€1970.00

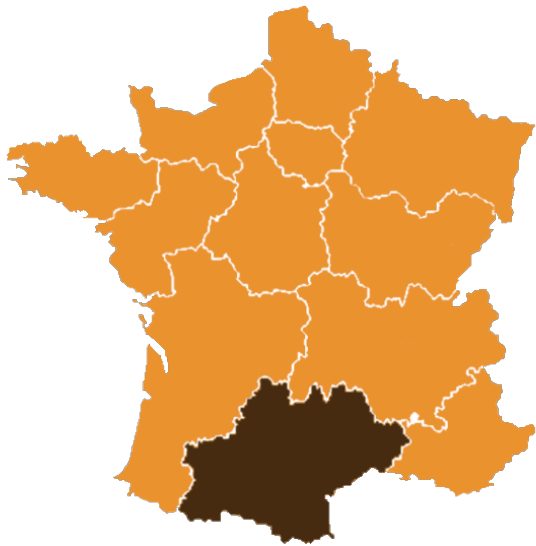
Summary

Property type:	Mansion
Bedrooms:	5
Bathrooms	4
Price	€720,000

Key Information

Year Built:	1920
Internal Area:	300 sqm
Land Area:	1.3 ha
Floor:	3
How many Outbuildings:	2
Number of Fireplaces:	2
Has a Wine Cellar	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Occitanie



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