



# Maison de Maitre,

81090, Tarn, Occitanie

€1,095,000

Ref: 2243

\* Available \* 2 Beds \* 1 Bath

Stunning, early 19th century Manor house, Château style 'Ile de France', luminous, 9 bedrooms, impeccable condition with lots of character and many original features. Charming courtyard, separate...

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**French Entrée** 

## Property Description

This lovely property is very quietly situated at the edge of a lively village with all amenities in a beautiful region near Castres, Midi-Pyrenees, Occitanie, South of France. The Manor house was built in 1810 by a well known noble family on the foundations of an old building. From the entrance gate the property breathes a spirit of grandeur and well-being. The interior of the Chateau keeps its promises also. The restoration works have been carried out with great care to preserve the authenticity and charm of the property. A beautiful park with bicentenary trees, a large, heated swimming pool with vast terraces, overlooking the Chateau and the unspoiled countryside - all this contributes to the feeling of being in a little paradise. The appropriate place for a luxurious private home or a high class business with B&B, gites and conference rooms.

**Description of the buildings** The Manor house offers about 500 m<sup>2</sup> living space on three levels. Ground floor, 200 m<sup>2</sup>: A large gate opens to the courtyard, 200 m<sup>2</sup> with a fountain in the middle a stylish stone staircase leads to the front door of the Manor house and its entrance hall, 21 m<sup>2</sup> with cloakroom and WC. The entrance hall is connected with a reception room, 18 m<sup>2</sup>, to the left of this room is the lounge, 39 m<sup>2</sup> with a fireplace and wooden cupboards, at the right of the reception hall is the formal dining room, 30 m<sup>2</sup> with another open fire place, the dining room leads to a superb kitchen, 27 m<sup>2</sup> fully equipped (Poggenpohl) with newly tiled floor and original fireplace. All these rooms are South facing and have a park view; the kitchen opens to a West facing terrace with wide views overlooking the park and the swimming pool. Every room still has its original, beautiful and unique, nicely shaped marble floors, marble fire places, wood paneling and doors with original sculptured door frames. The kitchen of the main house is connected to a few steps lower large room, 33 m<sup>2</sup> with a large open fire place and a wine and storage cellar; in the past this was the main kitchen for the property, actually used as a billiard room. next to the billiard room an office and a second entrance hall with a utility room. A wooden staircase in this second entrance hall leads to a first floor & attic, about 100 m<sup>2</sup> used for storage which could be transformed into another living area or apartment. A beautiful stone staircase leads to the first floor, First floor, 150 m<sup>2</sup>: Spacious, beautiful hall, 35 m<sup>2</sup>, separate toilet, bedroom 1, 38 m<sup>2</sup> with en suite bathroom, shower, washbasin, toilet, bedroom 2, 15 m<sup>2</sup> with open fire place, bedroom 3, 21 m<sup>2</sup> with open fire place, bedroom 4, 20 m<sup>2</sup> with en-suite bathroom 16m<sup>2</sup> - shower, bath, 2 washbasins, toilet which is also being used as family bathroom as the bathroom opens as well to the hall, dressing. All floors still have their original oak parquet. A wooden staircase leads to the second floor. Second floor, 150 m<sup>2</sup>: Hall, 24 m<sup>2</sup>, bedroom 5, 32 m<sup>2</sup> with en suite bathroom, bedroom 6, 43 m<sup>2</sup> with lounge and bathroom, bedroom 7, 51 m<sup>2</sup> with lounge and bathroom. All second floor spacious bathrooms have a shower, one washbasin and toilet. Caretakers house, 108 m<sup>2</sup> habitable space, situated opposite the Manor house. Ground floor: lounge, kitchen, 2 bedrooms, bathroom and pantry. First floor: about the same size as the ground floor, is being used for storage but could be easily added to the caretakers house or make another apartment. Outbuildings Beautiful stone tower, 100 m<sup>2</sup> on two levels, recently renovated, with the possibility to have a lounge-kitchen on the ground floor and a bedroom with en suite bathroom at the first floor. Stunning roof terrace, 40 m<sup>2</sup> overlooking the property and its grounds. Large stone barns, about 400 m<sup>2</sup> of floor space, actually used as storage of garden material as garage and as playroom. All barns newly roofed. Carport for three cars. Small shed, actually used for a pony together with his best friend, a goat. Large swimming pool, 12 x 6.6 m, heated by solar panels, with spacious terraces. Grounds The total size of 5.8 ha is composed of a slightly sloping beautiful park with bicentenary trees and many varieties, a large part of forest and meadows as well as a vegetable garden and an orchard with many fruit trees. A well is providing free water for the garden. General condition Both the Manor house and the caretakers home are in very good condition. Central oil fired heating in the Chateau combined with solar heating for hot water. Windows and doors in the Chateau are all double glazed, except these on the second floor. Comment Simply a stunning property, ideal as a family home or for a high quality business venture. Worth a visit!



## Gallery

