



## Authentic B and B property w/spring,

82400, Tarn-Et-Garonne, Occitanie

# €582,000

Ref: AF23567

\* 8 Beds \* 308m2

Located an hour and 10 min from Toulouse, on a tourist route just above the "Golden Triangle" and Cordes-sur-Ciel, this magnificent property from the 19th century has a pigeon house and a 180 ° breathtaking dominant view. The property is composed of the renovated main farmhouse, 3 outbuildings for...

- DPE1: 204 DPE2: 6 Number of rooms: 14

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

Located an hour and 10 min from Toulouse, on a tourist route just above the "Golden Triangle" and Cordes-sur-Ciel, this magnificent property from the 19th century has a pigeon house and a 180 ° breathtaking dominant view. The property is composed of the renovated main farmhouse, 3 outbuildings for B&B's or gites, 8 bedrooms, a living room, a dining room giving onto the kitchen, 7 shower-rooms, 7 toilets, an attic suitable for conversion, a bread oven outside, a double garage, and a swimming pool (5m x 10m), with an enclosed tree-filled garden that is more than 1.5 hectares. With a wood, spring, vegetable garden and water holes. Ideal for B&B and gites.

You're going to love everything about it! the location of this property, the magnificent clear views of the Causses valley, the peacefulness, the originality of the place, the large rooms, the tree-filled park, the big pool, this region that has the highest concentration of water mills in Europe.

On the ground floor, you enter directly into a 35 m<sup>2</sup> room that is used as a reception. It has a fireplace that is in perfect working order. There is also a toilet, a 22 m<sup>2</sup> bedroom with a shower and a working fireplace, and then a 13 m<sup>2</sup> bedroom with a shower-room. From reception, a nice hallway leads to a big 45 m<sup>2</sup> living-cum-dining room with a beautiful period fireplace where you'll be able to combine business with pleasure: enjoy a real fire while heating a part of the house. The hearth can be open and closed (Polyflam fireplace). The kitchen is 8 m<sup>2</sup> and functional.

The most impressive place in the house is reached from the living room: a 35 m<sup>2</sup> room with patio doors and a 180° view that gives onto a 30 m<sup>2</sup> terrace overlooking the magnificent Causses valley, the rivers and the mills.

Upstairs, there are two 12 m<sup>2</sup> bedrooms in a row, a toilet and a shower-room. The hallway is lined with built-in cupboards.

The attic is perfectly suitable for conversion and would be great for two more big bedrooms (45 m<sup>2</sup>).

The basement measures 120 m<sup>2</sup> and is composed of a double garage with automatic doors and an enclosed cellar that measures about 15 m<sup>2</sup>.

Outside there is:

- a pigeon house with 3 levels that are suitable for conversion.
- a 138 m<sup>2</sup> outbuilding that has been converted into a small house with 4 charming double rooms measuring 12 m<sup>2</sup> to 20 m<sup>2</sup>, all with a shower-room and toilet, and 3 of them with a private covered terrace. There is an adjoining room that measures 15 m<sup>2</sup> that is used as a common area. It is attached to the plant room.
- a 42 m<sup>2</sup> outbuilding that could be nicely converted into a gite for 4 to 6 people.
- a 17 m<sup>2</sup> outbuilding with a baker's oven that is in perfect working order.
- a lean-to built of stone where you could shelter anything you'd like.

The grounds are composed of a park, a private wood, an enclosed area for your favourite animals and a big vegetable garden. In order to enjoy the days, you can relax in the magnificent and secure pool that measures 5m x 10m.

The roof is tiled and the construction is stone. For the main house, the heating is supplied by a reversible air-conditioner (hot / cold), as well as the fireplace. There is an electric hot-water heater. The joinery is wooden with double glazing. The pool is chlorine treated with a sand filter. The drainage system is connected to a septic tank that complies with current standards.

This property is ideal for those who love stone and as a nice business (B&B, gite), considering its geographical

situation right in the middle of a tourist area.

In this house with character, you and your family will enjoy a rural setting that is much-sought after and only 3 minutes from all conveniences.

Located an hour and 10 min hours from Toulouse and its international airport; 55 minutes from Montauban; 2 3/4 hours from the Mediterranean Sea and ski slopes; 3 1/2 hours from the Atlantic Ocean.



# Gallery

