



Equestrian property, gite, 2 hectares,

82000, Occitanie

€599,000

Ref: AF24543

* 4 Beds * 1 Bath * 180m2

Located 10 minutes from the centre of Montauban, this beautiful equestrian property consists of a renovated house, a gite, 4 bedrooms, 2 kitchens, 2 toilets, a pigeon house, a vaulted cellar, a barn, 15 loose boxes, an outdoor arena, a school, a car park for visitors and 2 wells, all on 2 hectares of...

- Number of rooms: 6

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French Entrée 

Property Description

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This beautiful property is entered after passing through a gate - you'll be immediately overcome by the peaceful environment and magnificent views of the Tarn river. The property is composed of 2 parts, the first reached via a track.

An L-shaped building has 10 loose boxes (5 x 7 m²; 5 x 8 m²) in perfect condition, showers for horses, a club house (41 m²) for wonderful moments between riding enthusiasts, a school (27 m x 13 m) and a magnificent pigeon house to the right. The outdoor arena (60 m x 30 m) is perfect for breaking in your horses.

Second part:

A separate gite (60 m²) is composed of a big living room, a fully-fitted kitchen (36 m²), a bedroom (10.8 m²) that is bright thanks to its many windows and patio door, a separate toilet and a shower-room (8 m²).

Next is a saddle room (20 m²), 5 more loose boxes (9 m²), a barn (54 m²) with a 6 metre high ceiling. The barn could be converted to your liking according to your projects. Off the barn is a magnificent vaulted cellar (107 m²).

The main house has been entirely renovated. With 120 m², you're going to love the large living room (66 m²), which has 3 metre high ceilings and a beautiful stone fireplace. A hallway leads to a bedroom (10 m²), a separate toilet and a bathroom (8 m²), which are all on the left. On the right there is a study (6 m²) and 2 more bedrooms (9 m² & 12 m²).

You'll enjoy the Tarn river, water sports, fishing, walking or horseback riding along the towpath.

The roof has concave tiles. The construction is traditional. Heating is supplied by a wood-burning heater and a fireplace. There are several electric hot-water heaters. The joinery is PVC and double-glazed. A drainage system needs to be created. All conveniences are only 5 minutes away.

Located 45 minutes from the international airport Blagnac-Toulouse; an hour and a half from ski resorts; 2 hr from the Mediterranean Sea; 2 hr 30 min from the Atlantic Ocean.

Gallery

