



Magnificent 19th century property, Tarn,

81170, Tarn, Occitanie

€1,290,000

Ref: AF24961

* 6 Beds * 1 Bath * 330m²

Located near Gaillac, this prestigious property from the 19th century measures 288 m² and is composed of 4 bedrooms, a small separate sitting room, a kitchen giving onto a living-cum-dining room, toilets, a bathroom, 2 shower-rooms, a larder with a bread oven and a wonderful basement. Outside, there...

- DPE1: 103 DPE2: 21 Number of rooms: 10

Property Description

Located near Gaillac, this prestigious property from the 19th century measures 288 m² and is composed of 4 bedrooms, a small separate sitting room, a kitchen giving onto a living-cum-dining room, toilets, a bathroom, 2 shower-rooms, a larder with a bread oven and a wonderful basement. Outside, there is a guest house with 2 bedrooms, a shower-room, a terrace and a summer kitchen. The property also has a workshop, a garage and 2 wells, all on a tree-filled park of more than 1 hectare with a swimming pool. Panoramic views.

This property is going to charm you even before entering. Its beauty can be discretely seen from a little further below. You'll appreciate its vantage point with panoramic views and clear views of the vineyard and Black Mountains.

From the road, a small wooded path leads to the interior of the property and you discover this small authentic jewel.

The main entrance to the house is on the left wing of the house. The lobby (13 m²) has polished terracotta tiles and you'll be thrown into the elegant style of the atmosphere. In front of you is a door opening onto the library/sitting room (27 m²) bathed in light that could be converted into a boudoir. Perfect for moments of relaxation.

An adjacent door opens onto the first magnificent bedroom. Measuring 27 m² and facing due south, it has the original wood flooring and is bathed in light thanks to its two windows. It has a patio door giving onto the terrace and swimming pool, with views of the vineyards. The room communicates with the wonderful bathroom (6 m²), that is just as bright.

On the right of the hall, the second bedroom (17 m²) is just as delightful and bright. From here, you can have a wash in the tower of the house (walk-in shower with a small seat). The toilet is, of course, separate. Near the staircase, a small nook can be used for storing linen.

Returning back, on the left, after taking two small steps, views of the huge and authentic living-cum-dining room. It measures 66 m² and has an underfloor heating system. You're going to be completely relaxed in this magnificent room which has woodwork, stone and terracotta. The room is also bright thanks to its many openings, with light coming in in the morning until the sun sets. The room has a dual aspect with two big patio doors opening onto the front of the house and the park. A fireplace could be installed.

At the back of the living-cum-dining room, the big kitchen (30 m²) is perfectly equipped and has the same style as the rest of the house.

An adjoining door opens onto the utility room. It has a bread oven and a door giving onto the exterior.

Returning to the lobby, you can reach the next level. The huge landing (22 m²) has sloping ceiling and leads to a very big walk-in closet (15 m²), two big bedrooms (25 m² & 25 m²) with bull's eye windows and then a shower-room (10 m²) with a walk-in shower with a small seat, a heated towel rack and a separate toilet.

Outside, in the park, under the right wing of the house, a staircase leads to a wonderful vaulted cellar with walls lined with stones. Unquestionably the former wine and spirit store house. It has period paving stone and measures 35 m². To the right of it, another room (25 m²) has a former wine vat with concrete flooring. The boiler is oil-fired (Wiessman). There is a heat pump and underfloor heating.

Finally, the property includes a guest house to receive your friends. It faces the swimming pool and the ground floor measures 40 m². It has a summer kitchen with a part that could be insulated and heated. The small workshop is used for the filtration system of the swimming pool.

Upstairs, the two magnificent bedrooms (20 m² & 23 m²) are decorated in an Indian style. One has a shower-room with a walk-in shower and small seat, a heated towel rack and separate toilets. In the corner of the house, there is a

well with water. The other is a little farther from the house.

Behind the guest house is the garage (12 m²) and the vegetable garden.

You'll certainly enjoy all your time outside admiring the wonderful panoramic views, as well as the complete peace and quiet. The current owners paid attention to create a property that respects the architectural and environmental criteria. The excellent taste to detail is obvious in each room of the house. Luxury in the countryside.

The roof has concave tiles. The construction is stone. Heating and hot water are supplied by an oil-fired boiler (Wiessman) and heat pump, including an underfloor heating system. Joinery is wooden and double-glazed. The swimming pool (5m x 10m) faces the Black Mountains has a slight slope: 1.10m - 1.18m with ditch.

The cover is practically new (3 yr). The filtration system is new (3 yr). Separate drainage system.

In this wonderful property that faces due south, your family and friends will enjoy life. An exceptional property in an exceptional setting! Includes more than 1 hectare of wood, separate from the property.

Located 5 minutes from the closest conveniences; 50 min from Toulouse Blagnac and its international airport; 25 min from Albi; 2 hr 15 min from the Mediterranean Sea and the closet ski slopes; 3 hr 50 min from the Atlantic Ocean; 2 hr 30 min from Spain.

Gallery

