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EXCEPTIONAL PROPERTY IN THE HEART OF THE TARN -ALBI



SELLING PRICE : 1 520 000 €

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EXCLUSIVE RIGHTS

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

Nestled in a natural setting of rare beauty, this magnificent character property offers a privileged living environment, just a few kilometers from Albi, a UNESCO World Heritage city.

Set within 17 hectares of meadows, woodland, and landscaped grounds, the estate has been entirely restored to the highest standards, combining charm, authenticity, and modern comfort.

A true haven of peace, it captivates with its preserved environment and its many possibilities — ideal as a family residence, guest accommodation, prestige retreat, or equestrian estate.

A Main House Combining Character and Comfort

The main residence offers approximately 450 m² of living space, including a spacious ground floor and an exceptional loft on the upper level.

Bright and generous, it features large living areas opening onto the surrounding countryside, several comfortable bedrooms, and a fully equipped kitchen opening onto a south-east-facing terrace.

Upstairs, the impressive loft presents remarkable potential — already fitted with electrical and plumbing installations, it could easily be converted into additional bedrooms and bathrooms, or used as a yoga studio, gym, workshop, or creative space.

A spa and hammam are elegantly integrated into the main house, offering a private and refined relaxation area. An adjoining chapel bears witness to the estate's rich history, enhancing the property's singular charm.

Heated by an oil-fired boiler, the house has been renovated with great care, preserving original materials and architectural character while ensuring modern-day comfort.

A Beautifully Converted Barn

The renovated barn, independent from the main residence, offers around 220 m² of living space over two levels. It includes a large open-plan living room with kitchen, several bedrooms with en-suite bathrooms, an office, a lounge area, and a utility space designed for animals.

This flexible building can easily be used as an independent gîte, guest house, professional space, or themed retreat venue.

Remarkable and Rejuvenating Outdoor Spaces

The landscaped park surrounding the buildings (approx. 2 hectares) is meticulously maintained.

It features a heated swimming pool (22 x 3.5 m) with a fully equipped pool house, perfect for enjoying the peace and comfort of the property.

The remaining 15 hectares include meadows and woodland crossed by walking trails, ideal for strolls, horse riding, or quiet contemplation.

A natural spring supplies the estate, adding to its autonomy and authenticity.

Two Distinct Homes, Exceptional Comfort

The property stands out for offering two independent dwellings, ensuring a rare balance between privacy, conviviality, and functionality.

While the estate clearly lends itself to tourism and hospitality projects, its layout has primarily been designed for comfortable everyday living, which is not always the case for estates of this scale.

Each building has its own unique atmosphere, allowing for a perfect combination of family life, guest reception, or professional activity, all within a serene, preserved natural setting.

A Privileged Location and Strong Potential

The property enjoys an ideal geographic position — peaceful yet close to main routes and all amenities.

The rolling landscapes of the Tarn, the charm of nearby bastide villages, and the proximity of Albi make this a highly sought-after destination for quality tourism.

This exceptional estate offers rare development potential in a region renowned for its tourism, culture, and quality of life.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	670 m ²
Land area (m2) :	170,234 m ²	room number :	-	Bedrooms :	-
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	D	Gaz consumption assessment :	E
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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