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EXCEPTIONAL BASTIDE IN THE GOLDEN TRIANGLE OF TARN

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SELLING PRICE : 1 559 250 €

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CONTACT : KARINE GALIBERT - MOBILE PHONE +33 6 84 10 84 03

EMAIL : [K.GALIBERT.TOULOUSE@BARNES-INTERNATIONAL.COM](mailto:K.GALIBERT.TOULOUSE@BARNES-INTERNATIONAL.COM)

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46 RUE DU LANGUEDOC  
31000 TOULOUSE



PHONE : +33 5 61 75 70 65  
[TOULOUSE@BARNES-INTERNATIONAL.COM](mailto:TOULOUSE@BARNES-INTERNATIONAL.COM)

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

Located in the heart of the Golden Triangle of Tarn, in the area known as the Little Tuscany of Tarn, this exceptional bastide combines historical charm, contemporary amenities, and versatile use. The property benefits from a privileged location, offering a peaceful living environment, picturesque landscapes, and close proximity to the region's charming villages.

Ideal as an outstanding family residence, a multi-generational project, or a prestigious event venue, it offers a harmonious, spacious, and secure setting. The estate comprises a main house, a renovated barn converted into additional accommodations, and a staff house, forming a coherent ensemble around a landscaped inner courtyard. Each space has been designed for comfort, conviviality, and flexibility, ensuring both privacy and ample capacity for guests.

### Main House

Traditional stone construction with large volumes and abundant natural light.

Elegant and fluid reception areas, fully equipped kitchen, multiple living rooms and dining areas.

Opens onto the inner courtyard and landscaped gardens, creating a harmonious connection between indoor and outdoor spaces.

### Additional Accommodations

Renovated barn transformed into independent guest accommodation, ideal for family or visitors.

Staff house providing complete autonomy.

Total capacity: up to 24 people, suitable for residential or event use.

### Facilities and Amenities

Heated swimming pool (13 m x 7 m) with terrace and outdoor kitchenette.

All-weather tennis court with automatic ball server.

Movement studio / air-conditioned gym with wooden floor and mirrored walls, perfect for yoga, fitness, or dance.

Landscaped gardens over approximately 2 hectares, including vegetable garden and mature trees.

Large reception hall with adjacent kitchen, ideal for group meals, workshops, or private events.

### Comfort and Technology

Air conditioning and double glazing for optimal comfort.

High-speed internet and fiber optic connection.

Solar panels for partially autonomous energy use.

Security ensured with an electric gate and private, secluded areas.

Located in the Golden Triangle of Tarn, this bastide offers an exceptional setting among picturesque villages, renowned vineyards, and rolling landscapes typical of the Little Tuscany of Tarn. The environment combines privacy and accessibility, allowing a peaceful lifestyle in a preserved natural setting while remaining close to local amenities, markets, and cultural experiences.

Thanks to its infrastructure, this bastide offers significant potential for income:

Private seasonal rentals for groups or retreats.

Hosting family or professional events.

Wellness retreats, workshops, or seminars.

The property is fully equipped to accommodate high-end activities while retaining its function as a primary residence, subject to necessary administrative authorizations.

This bastide, located in the Golden Triangle of Tarn, at the heart of the Little Tuscany of Tarn, represents a rare market opportunity. Combining charm, elegance, and contemporary comfort, it offers an exceptional setting for a family residence, multi-generational living, or high-end event use. With its generous spaces, premium amenities, and preserved natural surroundings, this property is perfectly suited for buyers seeking quality of life, versatility, and value potential in a unique setting.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	725 m <sup>2</sup>
Land area (m <sup>2</sup> ) :	25,439 m <sup>2</sup>	room number :	28	Bedrooms :	-
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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# BARNES

Toulouse

INTERNATIONAL REALTY



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