



EXCEPTIONAL ESTATE – BOURGEOIS HOUSE IN THE “LITTLE TUSCANY” OF
TARN



SELLING PRICE : 2 650 000 €

CONTACT : KARINE GALIBERT - MOBILE PHONE +33684108403
EMAIL : K.GALIBERT.TOULOUSE@BARNES-INTERNATIONAL.COM

46 RUE DU LANGUEDOC
31000 TOULOUSE



PHONE : +33 5 61 75 70 65
TOULOUSE@BARNES-INTERNATIONAL.COM

DESCRIPTION

Nestled in a rare and tranquil natural setting, this exceptional property perfectly embodies the soul and elegance of the grand homes of Tarn. Sheltered from any disturbance, in a private and preserved environment, it unfolds over more than 1,400 m² of living space within a 9-hectare park, a verdant haven adorned with mature trees, reception areas, and leisure facilities.

From the entrance, the tone is set: remarkable volumes, abundant light, and the nobility of historic materials. Every space reveals authentic architecture, enhanced by a renovation carried out with the utmost respect for traditional craftsmanship.

Main House

The main house, covering approximately 750 m², offers a harmonious layout and spectacular reception spaces, ideal for family life as well as large-scale entertaining.

Character features are omnipresent:

antique parquet floors, aged terracotta tiles, exposed stone, French-style ceilings, and most notably, remarkable monumental fireplaces, true centerpieces that give the living rooms a warm and prestigious atmosphere.

The ground floor comprises:

Multiple generously proportioned living rooms, perfect for both intimacy and entertaining

An elegant office

Two dining rooms suitable for hosting large gatherings

A spacious, fully equipped kitchen

Laundry, boiler room, and an impressive entrance hall

Upstairs, six refined suites, each with a private bathroom, dressing room, and sitting area, provide exceptional comfort. Their layout allows flexible use, with the possibility of independent access, further enhancing the property's potential and versatility.

In total, the estate offers 11 bedrooms and 11 bathrooms or shower rooms, accommodating family and guests in exceptional conditions.

Guest Apartments and Reception Rooms

Designed to entertain, the property features large reception spaces.

A 240 m² reception room, highlighted by a grand fireplace, provides a spectacular setting for private or professional events. Its volumes, high ceilings, and architectural charm make it a rare and inspiring space.

Two independent apartments, totaling approximately 180 m², complement the estate. Fully integrated, each includes living spaces, kitchens, and bedrooms, allowing for complete autonomy.

Outbuildings and Amenities

The renovated former wine cellar now hosts multiple spaces for versatile use, including a workshop and an elegant orangery, offering additional possibilities for customization.

The exterior amenities extend the property's quality:

Swimming pool harmoniously integrated into the landscape

Tennis court

Garage and parking spaces

Recent sanitation system

Central gas heating with two separate boilers, complemented by electric heating for certain outbuildings

Rare for its scale, quality of finishes, and architectural authenticity, this estate offers remarkable potential.

At once a prestigious family home and a property capable of hosting complementary activities elegantly and discreetly, it perfectly embodies the spirit of Tarn's Little Tuscany: a lifestyle defined by light, nature, and refinement.

A confidential address, reserved for clients seeking a property of character, where volume, elegance, and serenity come together effortlessly.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	1,000 m ²
Land area (m2) :	97,423 m ²	room number :	20	Bedrooms :	11
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	C
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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NON-CONTRACTUAL INFORMATION

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