



FINE 18TH-CENTURY COUNTRY RESIDENCE TARN SUD



SELLING PRICE : 788 500 €

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

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

Fine 18th-century country residence with 360° panoramic views and over 7 hectares (17 acres) of land

Nestled in a tranquil rural setting in the heart of a rich area of natural conservation and heritage, this elegant 18th-century estate offers 246m² of living space in a truly unique environment.

Restored to a very high standard, the property combines authentic charm, modern functionality, and superb decoration. It is located within easy reach of main roads and essential amenities.

A fine country residence, restored with due respect for its style and history

Significant attention to detail is evident in the house's restoration: stone and old wood flooring, monumental fireplace, cooking range, kitchen units and sink carved in local stone and the use of noble materials throughout. Generous volumes and convivial spaces provide a sense of exceptional comfort and elegance.

The central feature of the house: a stunning, large drawing room of 58 m² with a 7-metre high ceiling, double exposure, abundant natural light and door onto a large terrace.

The layout of the interior includes:

- An entrance hall-cum-study of 25m² with built-in bookcase and guest WC;
- A magnificent 33m² kitchen with cooking range, opening into a covered terrace with stone tables in a former shelter for horse-drawn carriages – a delightful outdoor living space;
- A 16.5m² dining room adjacent to the kitchen.

On the first floor, two separate sleeping areas are accessed by old wood staircases:

- One leading to the 34m² master suite with double exposure, 11m² dressing room, bathroom and toilet;
- The other includes two adjoining bedrooms, with bathroom and toilet.

A pantry, laundry, boiler room and cellar complete the inside of the house.

A country refuge with spectacular 360° views and outbuildings

Set in over 7 hectares (17 acres), including 1.5 hectares of natural park, the property is approached via a drive of old plane trees, leading to a beautifully positioned house offering uninterrupted 360° views over the countryside, the Montagne Noire, and the Pyrenees on a clear day – all with complete privacy.

Outbuildings include:

- Two highly secured garages (67m² and 20m²), perfect for classic car storage or a hobby workshop;
- A storage shed.

In addition:

- A building permit for a 50m² extension directly attached to the house has been acquired.

A rare property in a region of natural conservation and charm

Located in a region known for its natural beauty and quality of life, this property offers the perfect balance between tranquil seclusion and easy access to all necessary amenities, while benefiting from its proximity to Castres and Toulouse, as well as hiking trails and a rich rural heritage.

A rare opportunity for lovers of beautifully restored historic homes, with extensive grounds, breathtaking views and potential for multiple different uses – whether as a primary residence, holiday retreat, or tourism or equestrian project.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	246 m ²
Land area (m2) :	-	room number :	8	Bedrooms :	3
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	No	Energy assessment :	C	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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