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ARCHITECTURAL PROPERTY WITH ENCLOSED PARK AND STUNNING VIEWS

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SELLING PRICE : 1 250 000 €

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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 at the foot of the Montagne Noire, in a peaceful and private setting, this Riviera-style architect-designed residence, built in 1965, sits at the heart of a fully enclosed, landscaped 2.5-hectare park, meticulously designed and planted by a renowned Toulouse-based company, responsible for several prestigious parks in the south of Tarn. Its exceptional location, surrounded by nature, ensures breathtaking panoramic views while remaining in close proximity to local amenities.

### A Unique and Charming Maison de Maître

This elegant south-facing maison de maître, all on one level and offering approximately 400 sqm of living space, combines high-quality features with remarkable comfort. The traditional architecture, crafted from locally shaped stone and concrete rubble, reflects the region's artisanal expertise.

Inside, noble materials are showcased, such as the Point de Hongrie parquet flooring found in the grand living room, the lounge, and the main hallway, along with custom-made woodwork and four stunning fireplaces, including a monumental one in the living room, infusing each space with warmth and elegance.

The living areas are bathed in exceptional natural light thanks to large sliding pocket doors, providing direct access to the terrace and the park, perfect for outdoor dining. High ceilings throughout enhance the sense of space and comfort.

### A Refined and Functional Layout

The house is thoughtfully organized to combine privacy with conviviality:

A vast 80 to 90 sqm living room with a built-in library.

A study and a large dining room adorned with bespoke woodwork.

A spacious 25 sqm master bedroom with dressing room, boudoir, private bathroom, and WC.

Four additional bedrooms in a separate wing, served by three bathrooms and five WCs in total.

The design of the house ensures easy, fluid living on a single level.

### Outstanding Outdoor Features

The true highlight of the property lies in its beautifully landscaped and enclosed park, offering uninterrupted views of the Montagne Noire. Here, tranquility, privacy, and natural beauty reign supreme.

The 12 x 6-meter swimming pool, featuring a Roman staircase, blends seamlessly into the landscaped surroundings and is secured for safety. The adjacent pool house, complete with a summer lounge and kitchen, provides a perfect space for outdoor entertaining. A spacious, detached garage houses the pool's technical equipment, and an electric gate secures the property.

### A Rare and Accessible Lifestyle Setting

The property enjoys an ideal location, blending the tranquility of nature with easy access to essential services:

Amenities: shops, schools, and local services just minutes away.

Transport:

New Castres-Toulouse highway under construction, allowing access to Toulouse in under 1h15.

Train station with regular connections to Toulouse and other major cities.

Castres-Mazamet Airport (15 minutes) and Toulouse-Blagnac Airport (1h15).

Just a few minutes away, golf enthusiasts can enjoy a course recognized as one of the oldest and most beautiful in France.

Thanks to its generous volumes and thoughtful layout, this residence will appeal equally to families seeking an exceptional living environment and to those envisioning a tourist accommodation project (such as a bed and breakfast or guesthouse), with the possibility to create an independent wing for guests or clients.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	307 m <sup>2</sup>
Land area (m2) :	-	room number :	10	Bedrooms :	5
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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