



EXCEPTIONAL ESTATE BETWEEN CORDES-SUR-CIEL AND CASTELNAU-DE-MONTMIRAL

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SELLING PRICE : 1 300 000 €

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## DESCRIPTION

Located in the heart of Tarn, this remarkable property combines historic charm with contemporary comfort within a preserved natural setting of five hectares. Meticulously renovated, it features authentic materials: stone floors, traditional French-style ceilings, brick and Genoese fireplaces.

Main residence and outbuildings perfectly arranged:

Main residence (220 m<sup>2</sup>): a spacious and bright living room with fireplace, fully equipped kitchen, three bedrooms, and two bathrooms.

Guest house / gîte (75 m<sup>2</sup>): fully comfortable, with living room, equipped kitchen, bedroom, bathroom, and an attic space arranged as a dormitory or playroom for children.

Professional space (133 m<sup>2</sup>): ideal for remote work or an independent business.

Outdoor amenities and outbuildings:

Saltwater swimming pool (12 m x 6 m) with a large terrace to enjoy the South-West climate.

Triple garage (140 m<sup>2</sup>), cellar (30 m<sup>2</sup>), and tiled laundry room (37 m<sup>2</sup>).

Historic dovecote, chicken coop, and kennel.

5-hectare park with truffle trees, centuries-old oaks, fruit trees, private woodland, and vegetable garden.

Buildable plot offering additional potential for extension or construction.

Comfort and technical features:

Heating provided by heat pump and electric radiators.

Reversible air conditioning in the main living areas.

Double glazing with automated and manual shutters.

Individual sanitation system compliant with standards.

This exceptional estate represents a rare opportunity for lovers of authentic and refined spaces, offering a peaceful, comfortable, and versatile living environment, capable of welcoming family, friends, or guests in complete privacy.

# CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	420 m <sup>2</sup>
Land area (m2) :	-	room number :	11	Bedrooms :	-
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	A
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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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



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