



CHARMING MANOR PROPERTY – HOTEL & EVENTS POTENTIAL – NEAR  
TOULOUSE AND ALBI

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SELLING PRICE : 1 390 000 €

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## DESCRIPTION

Located in the heart of the Tarn countryside, this exceptional manor-style property, currently operated as a charming hotel, enjoys a privileged setting near Lisle-sur-Tarn, approximately 20 minutes from Albi and 35 minutes from Toulouse (Balma area).

Surrounded by the vineyards of the Gaillac region, the property offers a rare combination of accessibility, visibility and natural surroundings.

Set within a 2.5-hectare landscaped park, the estate features a well, open views over the countryside and a 10 x 5 m outdoor swimming pool, creating a peaceful and authentic atmosphere.

The main building offers approximately 1,300 sqm of habitable space, with a total built area of around 1,800 sqm including attics and outbuildings. The volumes are generous and filled with natural light, preserving the character and elegance of a historic manor or small château.

An elevator serving two floors adds comfort and practicality, particularly for hotel use.

The property includes 11 bedrooms, providing 36 beds, ideally suited for a boutique hotel or high-end guesthouse. Several reception lounges, a billiard room and convivial living spaces enhance the sense of refinement and comfort.

A set of large reception areas totaling approximately 310 sqm complements the property, including a main hall with chandeliers, a glazed reception room and technical areas. These spaces offer strong potential for events, seminars or corporate hospitality.

Additional features include a fully renovated dovecote, an orangery, garages, technical rooms, and an independent caretaker's house, ideal for staff accommodation or operational optimization.

A private chapel further enhances the unique heritage character of this rare property.

This manor property / charming hotel offers significant development potential for hospitality, tourism, events or prestigious residential use. Its strategic location between Toulouse and Albi, combined with its architectural character and natural setting, makes it a truly distinctive opportunity.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	1,300 m <sup>2</sup>
Land area (m2) :	-	room number :	22	Bedrooms :	-
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	A	Gaz consumption assessment :	B
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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NON-CONTRACTUAL INFORMATION

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