

“

STONE CHARACTER PROPERTY – TRANQUIL NATURAL SETTING – NEAR SAINT-
ANTONIN-NOBLE-VAL



SELLING PRICE : 798 000 €

CONTACT : KARINE GALIBERT - MOBILE PHONE +33 684 108 403

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

Just a few minutes from Saint-Antonin-Noble-Val, a historic medieval village in the Tarn-et-Garonne region renowned for its heritage and tourist appeal, this fully renovated stone property is set in an exceptional natural environment, secluded and free from any overlooking.

Situated in the heart of a wooded park of over 9,100 m², the estate offers approximately 370–390 m² of living space, organized around three independent units, providing great flexibility of use and rare potential.

The Main House

Carefully restored with respect for its authentic character, the main house impresses with its generous volumes and abundant natural light:

A large living area of over 65 m², including lounge, dining room, and open-plan kitchen

A spacious office of 22 m²

An entrance hall of 14 m²

A ground-floor master suite

Upstairs, three bedrooms and two bathrooms with WC

The layout creates a warm and functional atmosphere, ideal for comfortable family living.

Reception / Event Space

A distinctive feature of the property, this recently built space offers multiple possibilities:

A 84 m² reception room, bright and welcoming, opening onto a 120 m² terrace

A 32 m² professional kitchen

An office

A bedroom with adjoining bathroom

Perfectly suited for events, tourism, or catering activities.

Independent Gîte

Fully autonomous and ready to operate, the gîte includes:

A 15 m² living area

A 17 m² kitchen

A bedroom with bathroom and WC

Ideal for hosting guests in a comfortable, independent setting.

Outdoor Spaces

The landscaped 9,128 m² park invites relaxation:

A recent 10 x 4 m swimming pool, with wide wooden decks

Several travertine terraces accessible from the different buildings

An independent garden, secluded and private

Every exterior area has been designed to fully enjoy the natural surroundings and tranquility.

Features & Potential

The property has been completely renovated to meet modern standards:

Heating via reversible air conditioning

Electric radiators for the gîte

Energy Performance Rating: C

This estate combines the charm of stone architecture, modern comfort, and exceptional potential.

Conclusion

A rare find on the market, this property stands out for its character, quality of renovation, and versatility of use. It is equally suited for a family home, a multigenerational residence, or a high-end tourist or event business.

Its immediate proximity to Saint-Antonin-Noble-Val, a highly sought-after destination for its heritage and quality of life, further enhances the appeal of this discreet property, ideal for buyers seeking authenticity, natural surroundings, and unique opportunities.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	-
Land area (m2) :	-	room number :	11	Bedrooms :	5
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	A
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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



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