

STUNNING CHARACTER ESTATE WITH GUEST COTTAGE, POOL & LIFESTYLE POTENTIAL

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PROPERTY FACT FILE

REFERENCE	A29107SEF81
PRICE	€ 1,290,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	414 m²
LAND	50000 m²
TOWN	Itzac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- Historical charm and high-end renovations
- 5-hectare estate with pool
- 220 m² main house.
- Independent 80 m² guesthouse
- 133 m² professional space

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Elegant fully renovated character estate located in the heart of the Tarn Golden Triangle, between Cordes-sur-Ciel and Albi. Set within more than 5 hectares of meadows, woodland and truffle oak trees, this exceptional property features a stunning 220 m² main residence, an independent 80 m² guest house, a bright professional workspace, a



DESCRIPTION

Elegant Character Estate with Guest House, Reception Spaces & 5-Hectare Grounds in the Tarn

Nestled in the heart of the highly sought-after Tarn "Golden Triangle", between Cordes-sur-Ciel, Albi and Castelnau-de-Montmiral, this remarkable character estate offers an exceptional lifestyle opportunity combining authentic French charm, modern comfort and outstanding business potential.



Set within more than 5 hectares of peaceful countryside, the property immediately captivates with its elegant stone courtyard, beautiful architecture and refined atmosphere. Fully renovated with care and attention to detail, the estate blends traditional South-West French character with generous living spaces and high-end amenities.

Exposed stone walls, traditional French ceilings, original fireplaces, natural light and beautifully proportioned rooms create a warm and sophisticated environment perfectly suited to both family living and entertaining.

A Beautiful Main Residence Designed for Entertaining

The main residence offers approximately 220 m² of living space and is centred around impressive reception areas opening onto the gardens and terraces.



The stunning 60 m² living room is flooded with natural light and connects to a charming veranda currently used as an artist's studio overlooking the parkland and surrounding countryside.

At the heart of the home, the spectacular 50 m² kitchen and dining area has been designed as a true gathering space — ideal for entertaining family and...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A29107SEF81

COMPLETE FILE AND PHOTO ON REQUEST

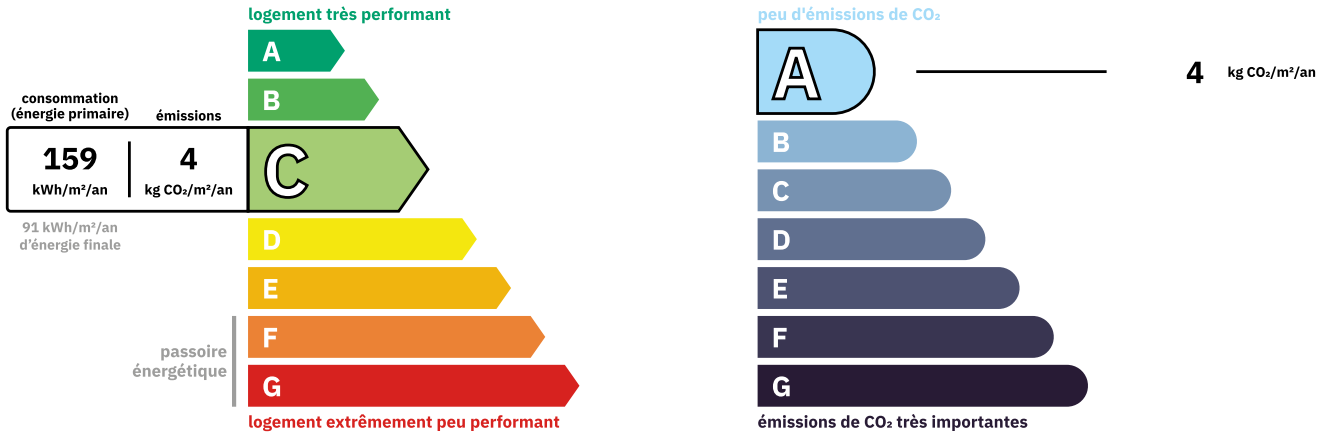
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 940 € and 1310€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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