

Tarn: Near Gaillac, remarkable property, restored sheepfold with gîte, swimming pool, dovecote and grounds.

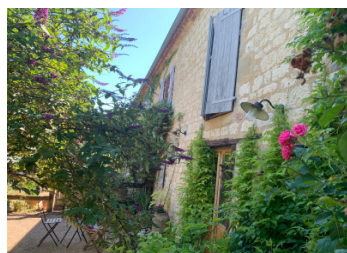


INFORMATION

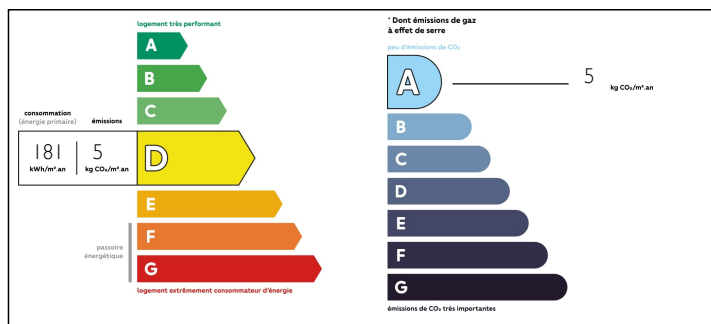
Town:	Castelnau-de-Montmiral
Department:	Tarn
Bed:	5
Bath:	4
Floor:	293 m2
Plot Size:	12000 m2

IN BRIEF

This exceptional property is located in the beautiful Occitanie region, in Castelmau de Montmirail in the heart of the famous Golden Triangle. This village is a Tam bastide, a magnificent medieval town that proudly dominates the Tam valley. This property fully illustrates the splendour of this sought-after corner of Occitanie. It offers 293m2 of living space, a completely independent annex of 53m2 and is enhanced by a beautiful 4x13 saltwater swimming pool. A restored Gaillac-style dovecote adds to the authenticity of the property, and it's a real source of pride to have this typical Tam historic building in your own home! Surrounding the property is 1.2 hectares of land where you can enjoy the peace and quiet without being isolated. So many assets here! A little more detail now!



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1498 EUR

NOTES

DESCRIPTION

Let's take the dead-end road and discover this unique property! The architecture and the quality of the renovation are the first things to charm us! It's a haven of peace! The main house has an entrance on the pool side, but also from the flower-filled, tree-lined terrace at the front. On the pool side, a beautiful 21m² hall leads to a 26m² utility room that can be converted into a pantry-kitchen. There is also a bathroom here, and the 42m² cellar can be accessed from this wing of the house. This layout has been perfectly designed, providing storage space and a cloakroom, so that you can enter the living space having first used these functional areas.

The living area begins with a magnificent, perfectly laid-out 23m² kitchen. The elegance and quality of the renovation are to be commended. Everything has been carefully thought out and you immediately feel as if you're in a cocoon. A 22 m² dining room extends from the kitchen. Beautiful French windows open onto the flower-filled terrace. A cosy 20 m² lounge with a beautiful fireplace invites you to relax. This is followed by another entrance hall. Another 28m² entrance hall, just as welcoming, leads to the first floor and its sleeping areas. Here, 4 generously proportioned bedrooms come in warm, natural colours. One of them has been converted into a suite with its own bathroom. There is another bathroom on this level. An incredible 48m² attic room, currently...