

Fabulous Maison de Maitre with private driveway, 5/6 bedrooms, pool, multiple reception rooms, games room, garage, views.



## INFORMATION

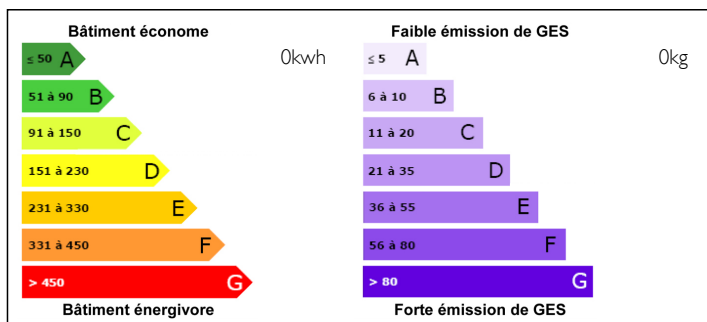
Town:	CASTELNAU DE MONTMIRAL Tarn
Department:	Tarn
Bed:	6
Bath:	4
Floor:	345 m2
Plot Size:	10651 m2



## IN BRIEF

With views of the beautiful bastide town of Castelnaud-de-Montmiral and plenty of space for family and friends, this is a lovely home (ask for extra photos). The Dining Hall has full-height windows overlooking the pool terrace. Internal accommodation has sets of bedrooms accessed by different staircases for flexibility. Oil fired central heating. High quality workmanship and finishing throughout. Albi (33km), Montauban, (47km), Toulouse (75km), Rodez (98km).

## 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.



## DESCRIPTION

### INTERIOR

#### Ground Floor

- Entrance Hall (9m<sup>2</sup>)
- Lounge (21m<sup>2</sup>) with woodburner
- Lounge (22m<sup>2</sup>) with marble fireplace
- Kitchen/breakfast room (32m<sup>2</sup>)
- Dining Hall (39m<sup>2</sup>) fully glazed doors to pool terrace, lounge area with woodburner.
- Corridor (13m<sup>2</sup>) with French doors to garden and pool

- Study or baby room (8m<sup>2</sup>)
- Bedroom (11m<sup>2</sup>) fitted wardrobe
- Adjoining Bedroom (10m<sup>2</sup>) with en-suite Bathroom (6m<sup>2</sup>)
- Separate WC (2m<sup>2</sup>) with basin
- Shower room (5m<sup>2</sup>)
- Utility Room (18m<sup>2</sup>)
- Inner stairs storage room (12m<sup>2</sup>)

#### First Floor (main stairs)

- Landing (4m<sup>2</sup>)
- Bedroom (17m<sup>2</sup>) with en-suite:
- Bathroom (5m<sup>2</sup>)
- Bedroom (18m<sup>2</sup>) with en-suite:
- Bathroom (5m<sup>2</sup>)

#### First Floor (inner stairs)

- Landing (5m<sup>2</sup>)
- Bedroom (13m<sup>2</sup>) with views of Castelnau-de-Montmiral
- Bedroom (24m<sup>2</sup>) with mezzanine sleeping area added
- Bathroom (7m<sup>2</sup>) with bath, basins and shower
- Separate WC (2m<sup>2</sup>)

### OUTSIDE

Mature gardens with views extending to 2.5 acres. Garage. Pool. Summer kitchen and games room.

FURTHER PHOTOS AVAILABLE.  
All measurements are approximate.

## LOCAL TAXES

Taxe foncière: **989 EUR**

## NOTES