

Stunning interiors in this large and stylish property set in a small hamlet between Cordes and Najac



INFORMATION

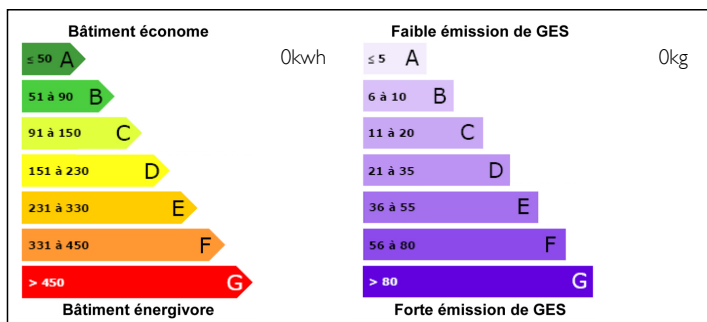
Town:	ST CHRISTOPHE
Department:	Tarn
Bed:	5
Bath:	2
Floor:	300 m2
Plot Size:	1256 m2



IN BRIEF

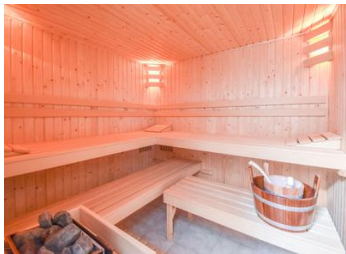
Set between two of the most beautiful villages in France, this house boasts beautifully tiled floors with underfloor heating, superb summer 'grand salon' with arched windows leading out to the garden, large well-fitted kitchen, winter 'cosy' lounge, sauna, plunge pool... in fact everything you would need for luxury living and entertaining friends and family. Up to 5 bedrooms available in this fabulous property, with a large 3-car garage. There are two heating systems, with the underfloor system supplemented by an oil-fired boiler to radiators. Nestled in a small working hamlet, just 6km from shops and amenities, this property has top quality equipment and fittings throughout. Cordes-sur-Ciel (19km), St.Antonin (28km), Albi (43km), Toulouse (111km)

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 (11m²) with separate WC (2m²)
- Kitchen/Breakfast Room (26m²) with underfloor heating
- Lounge/Diner (40m²) with underfloor heating
- Summer grand salon (99m²) leading to garden terrace
- Sauna and shower room (25m²)
- Utility room (20m²)
- Boiler room and extra kitchen (8m²)
- Rear lobby (5m²) with separate WC (1m²)
- Staircases up to:

First floor

- Landing corridor (14m²)
- Bedroom (25m²)
- Bathroom (13m²) with Italian shower and heated floor
- Separate WC (3m²)
- Bedroom (12m²)
- Bedroom (13m²)
- Bedroom (21m²) currently used as study
- Mezzanine (22m²) currently used as office/craft room
- Extra bedroom/spare room (8m²)

Top floor

- Large Attic (97m²) that could be converted if needed.

EXTERIOR

- Covered terrace and gardens
- Plunge pool (4x3) near sauna
- Large garage (115m²)
- Garden tool store (5m²) with original bread oven
- Mature laid out gardens in plot of 1/3 acre

Please ask for the EXTRA PHOTOS which are available.

All measurements are approximate.

LOCAL TAXES

Taxe foncière: 1118 EUR

NOTES