LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16196 Price: 1 250 000 EUR

agency fees to be paid by the seller

Tarn : Luxurious medieval castle totally restored near Albi, with gites, swimming pool and 2H of land.















INFORMATION

Town:	Vénès
Department:	Tarn
Bed:	9
Bath:	8
Floor:	730 m2
Plot Size:	21000 m2

IN BRIEF

This prestigious property is located in this beautiful region of Occitania, in the heart of the Pays de Cocagne, famous for its gentle way of life and its land of plenty.

This feudal castle dating from the 13th century, modified in the 18th century, has been entirely renovated. The current owners, who are passionate about history and architecture, have given this place steeped in history all its letters of nobility, by restoring it entirely and by preserving and sublimating its style and characteristics. This restoration represented a colossal task, and today this property is a real jewel with a rare and sought-after architecture. The present castle has kept a feudal character which reminds us of the past importance of this ancient fortress of the Viscounty of Lautrec, a part of which is registered in the supplementary inventory of...

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière:	**3821 EUR**

NOTES

DESCRIPTION

Well protected by its medieval enclosure, the lucky visitor immediately falls under the spell of this building, filled with a sense of wonder at such architectural wealth.

Imagine more than 700m2 of living space with top-of-the-range comfort, and under alarm, including 2 gîtes, a reception room, a medieval kitchen, a heated swimming pool, a fenced park with trees and automatic watering system, all without any visual or noise pollution, and 2 hectares of land.

All the details that are part of the collective imagination are present here: towers, murderesses, moats, monumental staircases, mullioned windows, carriage doors...

We will now give a more detailed description of this unique property. You will understand that we will not be able to describe everything, more photos will of course be sent to you on request.

Once you have climbed the outside stairs and passed through the fortified gate, you will be delighted to discover an imposing central park with trees, a well and a 5x10 heated swimming pool. All around are the living quarters. First of all, the main house and its 550m2, to reach it we take a massive stone staircase which leads us to an entrance or antechamber sublimated by an imposing billiard table and paintings of master on the wall.

Then, the day part is composed of a dining room, living room, kitchen and back kitchen, office and reception hall. A circular terrace with a panoramic view allows you to dominate the plain like a watchtower and take full...