

Stunning Character Estate with Guest Cottage, Pool & Lifestyle Potential



INFORMATION

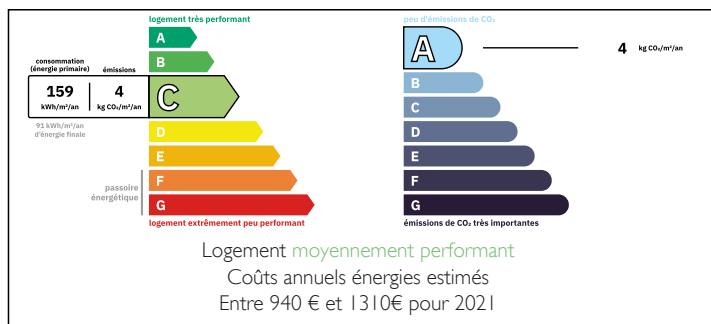
Town:	Itzac
Department:	Tarn
Bed:	4
Bath:	3
Floor:	414 m2
Plot Size:	50000 m2

IN BRIEF

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 superb entertainment area with bar, billiards and home cinema, together with a saltwater swimming pool and a vast 140 m² garage. A rare lifestyle property offering excellent potential for luxury family living, hospitality business or equestrian projects in an outstanding natural setting.



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.



NOTES

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 guests in a relaxed yet elegant atmosphere.

Upstairs, the sleeping quarters include three spacious