LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39655FHA81 Price: 440 000 EUR

agency fees to be paid by the seller

Stunning family house with breathtaking views of Cordes-sur-Ciel, a pool and potentials for B&B income

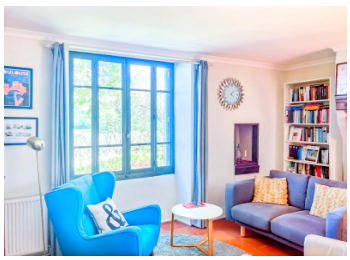
EXCLUSIVE

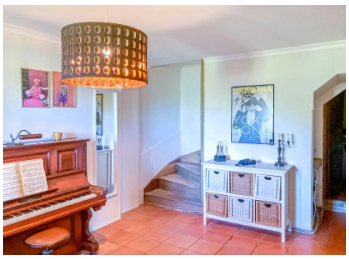






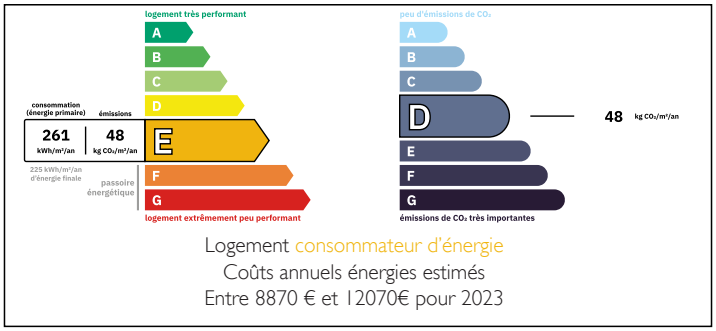








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8870 € et 12070€ pour 2023

INFORMATION

Town:	Vindrac-Alayrac
Department:	Tarn
Bed:	7
Bath:	3
Floor:	350 m2
Plot Size:	7942 m2

IN BRIEF

This stunning 350 m² family home, with breathtaking views of Cordes-sur-Ciel, is peacefully located in the countryside. Set on a wooded plot of 7,942 m², the property features a tranquil garden enhanced by two terraces ideal for relaxing or entertaining, as well as a large swimming pool 10x5m.

The main part of the house, occupied by the owners, features:
- 5 bedrooms
- 2 toilets and 2 bathrooms
- A living/dining room with a fireplace
- A fully equipped kitchen
- A laundry room
- A large 100 m² garage

The second part of the house, with separate entrances, comprises:
- 2 bedrooms, each with an en-suite bathroom and toilet

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:	**1392 EUR**

NOTES

DESCRIPTION

Located in the heart of the Tarn's renowned 'Golden Triangle', between Cordes-sur-Ciel, Gaillac, and Albi, this exceptional character property sits in the peaceful countryside known as the 'Toscane Occitane' With breathtaking views of Cordes-sur-Ciel, voted as 'France's Favorite Village', this property is perfect as both a large family residence and a high-potential for B&B business.

Set on a 7,942 m² wooded plot, the property boasts a peaceful garden complemented by two terraces ideal for relaxing or entertaining.

The current owner accommodation is move-in ready and on the ground floor, you'll discover:
 An entrance hall leading to a toilet
 A bedroom: 19.9 m²
 A bright and spacious living/dining room with a fireplace: 25.9 m²
 A 12 m² fitted kitchen with potential to expand by incorporating the adjacent 14 m² laundry room, creating a modern and highly functional space
 A laundry room of 14 m² adjacent and leading to the kitchen
 A large 100m² garage: Perfect for renovation into a multi-purpose space—whether as a workshop, storage area, or even extra living space

A solid wood staircase leads to the first floor, where there are spacious and light-drenched bedrooms with stunning views of Cordes-sur-Ciel:
 Bedroom 1: 16.5 m²
 Bedroom 2: 12.9 m²
 Bedroom 3: 18.8 m²
 Large master suite with shower and sink: 24.1 m²
 Bedroom 5: 15.5 m²
 An office, ideal for remote working: 8.5 m²
 A bathroom: 5.6 m² - Requires renovation in order to modernise it

With private entrances, the second part of the house...