LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42566SNM81 Price: 749 500 EUR

agency fees to be paid by the seller

Superb 5 bedroom Maison de Maître with 3-Bed Gîte, Barn & Pool near Gaillac and Toulouse







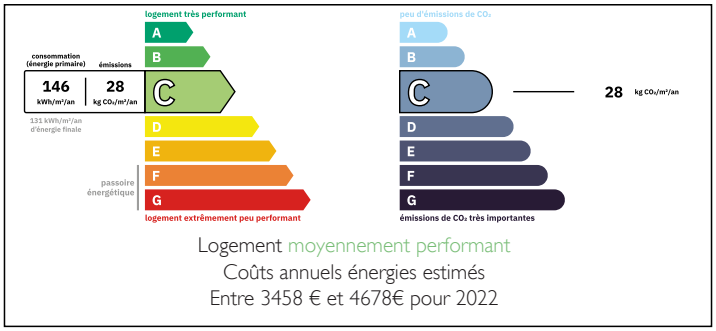








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3458 € et 4678€ pour 2022

INFORMATION

Town:	Cahuzac-sur-Vère
Department:	Tarn
Bed:	8
Bath:	5
Floor:	496 m2
Plot Size:	10271 m2

IN BRIEF

Superb MAISON DE MAÎTRE dating from circa 1800, beautifully renovated to a very high standard and set in over one hectare with stunning far-reaching countryside views. The property offers approximately 500m² of living space across the main house and fully independent 3-bedroom GÎTE, complemented by a substantial 160m² BARN with excellent conversion potential.

High ceilings, original fireplaces, beams and tomette floors blend effortlessly with modern comfort including double glazing and oil-fired central heating (electric heating in the gîte). Light floods the expansive reception rooms, creating exceptional volumes and an atmosphere of refined country elegance.

With 5 bedrooms, stunning living areas, a wonderful kitchen, a large convertible attic, salt swimming pool and multiple terraces, this is far more than a beautiful home — it is a truly special property,

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:	**3738 EUR**

NOTES

DESCRIPTION

This elegant MAISON DE MAÎTRE, dating from circa 1800, immediately impresses with its architectural balance, blue shutters and refined proportions. Renovated to a high standard, it combines historic character with modern comfort, offering light-filled interiors and exceptional volumes throughout.

MAIN HOUSE
GROUND FLOOR

A wide and welcoming ENTRANCE HALL sets the tone, leading to beautifully proportioned reception spaces.

The magnificent KITCHEN (39m²) is truly the heart of the home — fully equipped and thoughtfully designed, with doors opening directly onto the terrace. A huge original fireplace with woodburner, beautiful tiled flooring and generous workspace create both warmth and practicality.

The SALON (30m²) features original tomettes and two sets of double doors overlooking the garden, terraces and pool area — a bright and elegant living space.

A wide hallway leads to the impressive BUANDERIE (23m²), offering excellent storage and utility space, plus a separate WC with hand basin.

A step up reveals the spectacular LIVING / DINING ROOM (55m²). This breathtaking room, with exposed beams, travertine flooring and a large open fireplace in use, is flooded with natural light from windows on two elevations. A true "wow factor" space, ideal for entertaining on a grand scale.

A beautiful staircase rises to the first floor.

FIRST FLOOR

BEDROOM 1 (40m²) is flooded with light from tall windows, with high ceilings and lovely views.