

Charming estate featuring stone house, equestrian facilities, outbuildings, within 49 hectares of private land



## INFORMATION

Town:	Montredon-Labessonnié
Department:	Tarn
Bed:	5
Bath:	1
Floor:	220 m2
Plot Size:	498182 m2



## IN BRIEF

Magnificent private estate of nearly 50 hectares in the Tarn countryside

Nestled in an unspoilt setting near Montredon-Labessonnié, this exceptional estate offers a rare blend of absolute privacy, timeless character and remarkable potential. With no immediate neighbours yet within walking distance of a village with shops, cafés and everyday amenities, it presents a truly unique lifestyle opportunity.

The property comprises a habitable stone farmhouse awaiting renovation, together with beautiful stone stables, barns and a range of outbuildings, formerly part of a riding school. Set within almost 50 hectares of farmland, pasture and woodland, the estate is perfectly suited to an elegant private residence, equestrian domain or prestigious rural retreat.

## 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.



## LOCAL TAXES

**Taxe foncière: 2193 EUR**

## NOTES

## DESCRIPTION

In the unspoilt heart of the Tarn countryside, just moments from the picturesque village of Montredon-Labessonnié, this estate offers a rare balance of privacy, scale and proximity. Set in a secluded position with no immediate neighbours, it enjoys complete tranquillity while remaining within walking distance of village life, including shops, cafés, bars and a traditional bakery.

At the centre of the property stands an authentic stone farmhouse, currently habitable and ready to be reimagined. The existing volumes, period elements and straightforward layout provide a strong foundation for a considered renovation.

The ground floor centres around a generous 80 m<sup>2</sup> living room, with a central fireplace subtly dividing the space. Exposed beams and stone flooring add depth and character throughout. Double doors open onto a terrace running the full length of the façade, extending the living space outdoors.

Upstairs, five well-proportioned bedrooms form the main accommodation and lead through to an impressive 120 m<sup>2</sup> timber-framed barn, whose scale offers clear scope for further development.

Above, the attic extends to over 80 m<sup>2</sup>, with sufficient ceiling height to be put to meaningful use. While not currently classified as habitable space, it represents a valuable reserve for future conversion.

Formerly operated as a riding school, the property also includes substantial stone-built stables, along with a collection of barns and outbuildings totalling approximately 400 m<sup>2</sup>. Arranged around the main house, they form a cohesive whole suited to equestrian use, agriculture, workshops or, subject to the necessary permissions, a hospitality or accommodation project.

The land...