LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47481FV81 Price: 640 000 EUR

agency fees to be paid by the seller

Tarn: 15 km from Lavaur,a superb estate comprising a manor house, outbuildings and extensive landscaped ground















INFORMATION

Town:	Saint-Paul-Cap-de-Joux
Department:	Tarn
Bed:	9
Bath:	6
Floor:	512 m2
Plot Size:	32182 m2

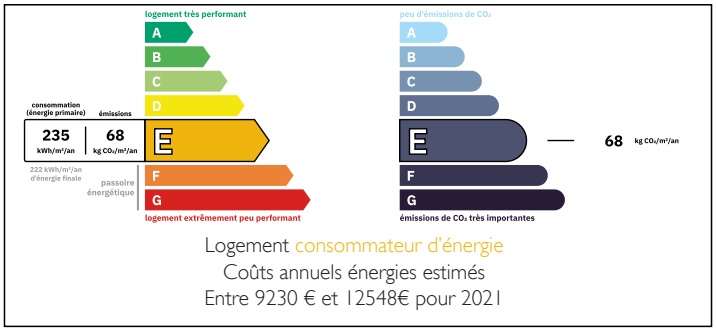
IN BRIEF

If you are looking for an exceptional property, this unique estate in the heart of the charming village of St Paul-Cap-de-Joux will captivate you the moment you step through its grand entrance gate!

How could you not fall under the spell of this magnificent stone manor house, which stands proudly amidst splendid wooded grounds, complete with outbuildings, a former dovecote, a swimming pool and access to the River Agout below? Tucked away from view at the very end of a tree-lined driveway, the manor house offers a floor area of 512 m^2 spread over three levels. Furthermore, its adjoining outbuildings – including the former dovecote – set within 3.2 hectares of grounds will enable you to bring your plans to life,

A swimming pool situated right next to the main house will require renovation, as will a large glass-roofed...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9230 € et 12548€ pour 2021

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47481FV81 Price: 640 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**5500 EUR**

NOTES

DESCRIPTION

As we pass through the grand wrought-iron entrance gate, the manor house comes into view, standing majestically at the very end of the central driveway lined with century-old trees. A path winds its way all the way round the grounds. We are utterly charmed – as you will be too – by this architecture of such great elegance! After strolling past the flowerbeds, we push open THE solid wooden front door, adorned with its door knocker – the tone is set!

And there, we stand open-mouthed before a sublime entrance hall, with French-style ceilings and spacious terracotta floor tiles!!!

This leads off to the right wing to a 42 m² dining room with a fireplace and herringbone parquet flooring, and large windows overlooking the courtyard on the entrance side – what a magnificent room!

Extending from this is a first 23 m² living room, equally elegant, opening onto the lower rear courtyard on the Agout side. Next come two small sitting rooms, a kitchen and its pantry. Back in the main entrance hall, there is a 33 m² study and library with splendid wood panelling, and an equally spacious games room opening onto a side terrace and the rear courtyard. Note that the layout on this ground floor is circular and interconnected. A boiler room with an oil-fired boiler and a bathroom with WC are also located here.

We take the staircase, which splits into two landings. The upper floor comprises five magnificent, light-filled bedrooms, each with its...