

Tarn: Dourgne, magnificent restored farmhouse in the heart of the Montagne Noire with outbuildings and grounds



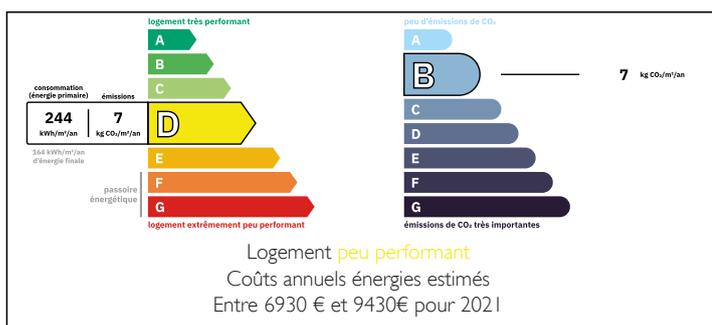
INFORMATION

Town:	Dourgne
Department:	Tarn
Bed:	6
Bath:	2
Floor:	360 m2
Plot Size:	9058 m2

IN BRIEF

If you're looking for a peaceful life in the heart of unspoilt countryside, then this early 19th century property would be the ideal place for you to live away from the hustle and bustle of town, yet only a few minutes from the charming village of Dourgne. Entirely restored, this farmhouse offers 360m2 of living space, a 136m2 heated and equipped room that would be ideal for a professional activity, perfect for a cultural or wellness activity, and has category 5 town hall approval for receiving the public. But that's not all, you will also benefit from 200m2 of outbuildings, as well as 9058m2 of land with open stables with 2 large boxes, drinking troughs and showers, a 1000m sanded grass career with shaded paddocks, not forgetting 3 pigsties. An idyllic location for your projects, a rare property on...

ENERGY - DPE



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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.



DESCRIPTION

On the heights of Dourgne, with a remarkable view over the Tarn plain, lies this exceptional property. What a surprise to discover it, imposing and isolated, as soon as you step through the gates, time stops. This magnificent farmhouse immediately catches our eye, built in a half-U shape, it offers a wealth of possibilities.

The main entrance is via the east wing, where we are greeted by beautiful hydrangea beds. We cross the threshold and immediately fall under the spell of a living room comprising a 27m² dining room and a 15m² sitting room. The house has been tastefully renovated to a high standard, with terracotta floor tiles, exposed beams, a large fireplace and double-glazed wooden windows. The hallway then leads to the 23m² kitchen, which is perfectly equipped and functional, with a Godin piano under a vaulted ceiling and brickwork inside. This room is decorated in warm wood and olive green tones, a beautiful harmony, and opens onto the terrace to the rear, where you can enjoy unforgettable moments lulled by the melody of the water thanks to the small pool nearby. Still on the ground floor, there is a 19 m² half-timbered bedroom, a shower room, a toilet and a utility room.

This is followed by a huge 136 m² workshop that was previously a stable. This space houses the heating system: electric heat pump, as well as a wood-fired boiler if you wish. There is plenty of room for storage and conversion,...

LOCAL TAXES

Taxe foncière: 1801 EUR

Taxe habitation: EUR

NOTES