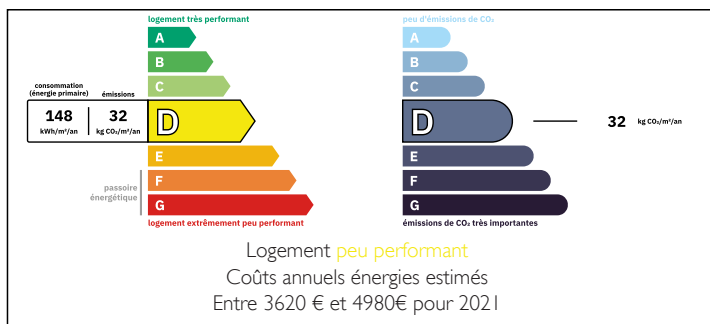


Tarn:Prestigious property in the heart of Occitan Tuscany with swimming pool, lake, outbuildings and grounds



ENERGY - DPE



INFORMATION

| | |
|-------------|----------|
| Town: | Graulhet |
| Department: | Tarn |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 340 m2 |
| Plot Size: | 28049 m2 |

IN BRIEF

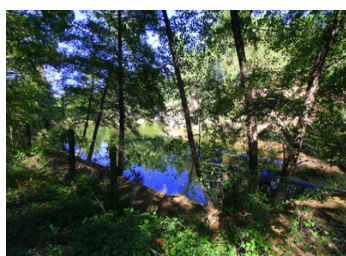
This remarkable property is located in the beautiful Occitanie region, in Graulhet between Albi and Castres, close to the famous Gaillac vineyards. Located in the heart of the Pays de Cocagne, famous for its gentle way of life and its land of plenty.

This property, enthroned in the heart of a peaceful, unspoilt environment, was built on the remains of an ancient monastery. Its well-hidden, hacienda-like architecture is absolutely atypical, and unique in our region.

Its U-shaped structure is organized around a totally enclosed patio, with a beautiful fountain at its center. The 340m2 building, with its revolving walkway, leads to the 150m2 outbuildings ready for conversion, while the 2.8 hectares of beautifully landscaped grounds provide a beautiful backdrop to this extraordinary property. Finally, an incredible 14x7 swimming pool enhances the property. It's going to be difficult to describe so much...

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.



DESCRIPTION

First of all, we pass through the imposing wrought-iron gate, which leads to the outside of the house. Then, another perimeter gate opens onto the central courtyard, revealing the building's distinctive architecture.

Here we are on the threshold of the main entrance, the first floor comprises a large 80m² living room with open fireplace and pagoda-style bar, two bedrooms, bathroom and toilet, and an office. Bonus: a relaxation area with spa and sauna gives this level an incredible sense of well-being. A massive staircase leads upstairs to a monumental 70m² living room with cathedral ceiling, stone fireplace and double hearth. The quality of the construction, the materials used and the decoration make this property a real gem. Then there's the magnificent fully-equipped kitchen with its fireplace.

The night area includes 3 bedrooms, one of which is a master suite, and a bathroom with toilet. A covered walkway leads from the living room and large suite to a covered terrace, also 80m long! We'll let you imagine the potential that's everywhere here! This terrace is extended by a barbecue area and bar...and from this space you can access the opposite wing, which houses the 150m² outbuilding on 2 levels. The first floor of the outbuilding includes workshops, storage areas, an air-conditioned wine cellar and a large veranda, which currently houses plants in winter storage, but which could have a completely different function. The entire property is fitted with high-quality wood-look PVC joinery and double glazing...

LOCAL TAXES

Taxe foncière: 4627 EUR

Taxe habitation: EUR

NOTES