

5-Hectare Estate with 220m House, Pool, 80m Guest Cottage, Professional and Leisure Spaces, Historic Charm



INFORMATION

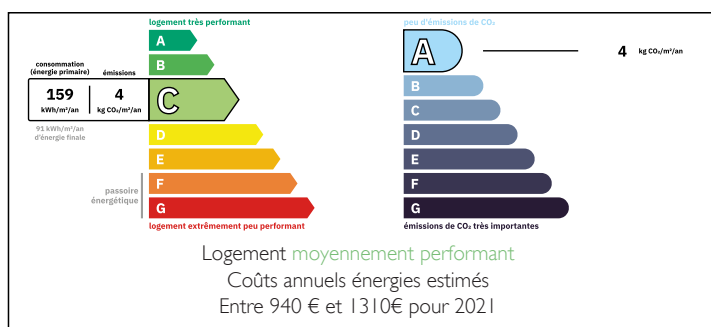
Town:	Itzac
Department:	Tarn
Bed:	4
Bath:	3
Floor:	414 m2
Plot Size:	50000 m2

IN BRIEF

Discover an exceptional estate in Itzac, Tarn, located between Cordes-sur-Ciel and Castelnau-de-Montmiral. Spanning 5 hectares of preserved nature, this estate includes a 220 m² main house, an 80 m² guesthouse, and a 133 m² professional space. Each building has been meticulously renovated, combining historical charm and modern comfort: white stone walls, Lot stone floors, majestic fireplaces, and French ceilings. The park features truffle oaks, a vegetable garden, a chicken coop, and a saltwater pool with automated cover. Amenities include underfloor heating, reversible air conditioning, night lighting, and advanced security systems. This estate offers a unique living environment, blending luxury and authenticity.



ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Discover a haven of peace and beauty in the heart of Tarn, situated between the charming towns of Cordes-sur-Ciel and Castelnau-de-Montmiral. This exceptional estate, meticulously renovated, spans 5 hectares of picturesque landscapes, offering a main house, a guesthouse, a professional space, and several outbuildings. Each element of this property tells a story, blending glorious history with modern and comfortable amenities.

Majestic Welcome

Upon entering the gates of this estate, you will be instantly transported to a world of charm and history. The imposing stone buildings, organized around a 240 m² interior courtyard, create a unique and welcoming atmosphere. The white stone walls, numerous cut stones, and floors in Lot stone or ceramic combine to offer a stunning visual spectacle. The stone staircase on a Saracen arch and the French ceilings add a touch of majesty, while the impressive brick fireplaces and infinite rows of eaves testify to the craftsmanship of bygone artisans. Every detail, down to the copper gutters, has been carefully restored to preserve the authenticity and splendor of this unique place.

The Main Residence

The main house, with a surface area of 220 m², combines elegance and comfort in its generous volumes and refined finishes.

Ground Floor:

Spacious living room of 60 m²: A bright room that opens onto a veranda currently used as an artist's studio, offering a breathtaking view of the garden. This living room is ideal for moments of relaxation and conviviality, with its large windows letting in natural light.

Dining kitchen of 50 m²: Fully...