

Tarn : Castelnau de Montmirail magnificent stone house completely renovated, with garden and garage.



## INFORMATION

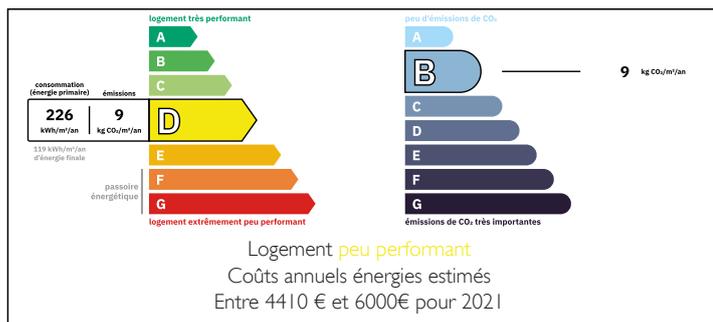
Town:	Castelnau-de-Montmirail
Department:	Tarn
Bed:	3
Bath:	2
Floor:	270 m2
Plot Size:	580 m2

## IN BRIEF

This exceptional property is located in the beautiful Occitanie region, in Castelmau de Montmirail in the heart of the famous Golden Triangle. This village is a Tarn bastide, a magnificent medieval town that proudly dominates the Tarn valley. This incredible 270m2 building once belonged to the hunting reserve of the Count of Toulouse, and dates back to the 1250s. At first glance, there's no mistaking the history on display here. Situated in the historic centre of the village, it reveals itself, its ashlar facades enhanced by a charming garden with pathways, flower beds and landscaping, and even a charming gazebo.

This property is a perfect illustration of the splendour of this highly sought-after corner of Occitanie, in the heart of what is known as the Golden Triangle. A little more detail now.

## 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.



## DESCRIPTION

In the heart of the village, tucked away in a little street, it reveals itself at first glance, giving every indication that we are in the presence of an exceptional property: exposed stone facade, beautiful woodwork, intimate landscaped garden with space here and there to stroll, gazebo, we can't wait to discover this beautiful residence.

We've already marvelled at the breathtaking panoramic view over the entire valley!

Once through the wrought-iron gates, we're in a timeless world! Charmed by the beautiful flower-lined driveways adorned with sculptures, we enter through a custom-made magisterial door! The entrance hall is even bigger than we expected, and sets the tone. With its 30m<sup>2</sup>, it could easily become a living room.

This central room leads to the 19m<sup>2</sup> kitchen, which is wonderfully luminous thanks to its creamy white and blue tones, and is perfectly equipped! A 21m<sup>2</sup> library adjoins the kitchen and opens onto the side terrace. Back in the entrance hall, we return to an absolutely incredible room, a 40m<sup>2</sup> lounge with a masterful fireplace the like of which has rarely been seen! Everything here is magical, from the lighting to the French ceiling. A wooden door that takes us back to days gone by, with a huge key, leads us up a spiral stone staircase to the tower.

## LOCAL TAXES

Taxe foncière: 1682 EUR

Taxe habitation: EUR

## NOTES

A vestibule with toilet is nearby. From here you can access the laundry room and its precious spaces! Back in the entrance hall, before heading upstairs, we take a short...