

Charming Estate with Guest Rooms, Gîte, Eco-Pool, and Party Room: Ideal Investment in Countryside Living



INFORMATION

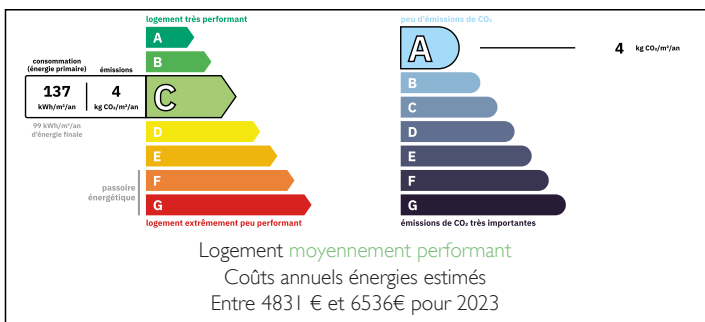
Town:	Rabastens
Department:	Tarn
Bed:	16
Bath:	12
Floor:	730 m2
Plot Size:	10000 m2

IN BRIEF

Nestled on a hectare of land, this property combines rural charm and modern comfort with tremendous commercial potential. The owners' residence features a spacious kitchen, a formal dining room, a cozy living room, and an office. Upstairs, the master suite includes a large walk-in closet and a shower room. Another bedroom with potential for private facilities completes the family space. The property offers four gîtes and four guest rooms, each equipped for a comfortable and independent stay. The modern gîtes accommodate up to six people, and the loft gîte has a balcony with countryside views. The guest rooms each have their own shower room and WC. Facilities include a party room, a saltwater pool, a workshop, and a grassy play area. The 24 solar panels ensure eco-friendly hot water production. Currently, the property generates approximately 100,000 euros in...

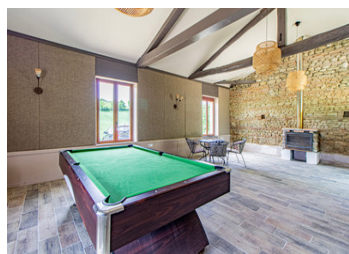


ENERGY - DPE



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

An Oasis of Serenity and Opportunity in the Countryside

Nestled on a peaceful, elevated country lane, this exceptional estate dazzles with its enchanting setting and breathtaking panoramic views. Offering a rare combination of rural charm, modern comfort, and substantial revenue potential, this property spans a hectare of land, providing a diverse array of living and leisure spaces that will delight both owners and guests.

The Owner's Residence

Upon entering the main house, you are immediately enveloped in a warm and welcoming atmosphere. The spacious kitchen, with its adjoining dining area, is the heart of the home, where family and friends gather to share delicious meals and memorable moments. The formal dining room, used for the B&B guests' breakfasts, is complemented by a practical utility room and a cold room, perfect for storing fresh produce and fine wines.

The ground floor then unfolds into a cozy living room, ideal for snug evenings by the fire. A large office, equipped with a wood-burning insert, offers a perfect setting for work or reading, while a well-appointed laundry room simplifies daily chores.

Upstairs, the master suite is a true haven of peace. Spanning 35 m², it includes a spacious 27 m² walk-in closet and a shower room with a WC. This level also houses a second 18 m² bedroom, which could easily be transformed into a private suite with its own bathroom, offering flexible layout options to meet all your needs.

Gîtes and Guest Rooms: An Invitation to Rest and Comfort

The crown jewel of...

LOCAL TAXES

Taxe foncière: 4298 EUR

Taxe habitation: EUR

NOTES