

Tarn: Near Gaillac, prestigious 19th century château with outbuildings, swimming pool and 4 hectares of land!



INFORMATION

Town:	Cadalen
Department:	Tarn
Bed:	7
Bath:	5
Floor:	630 m2
Plot Size:	43000 m2

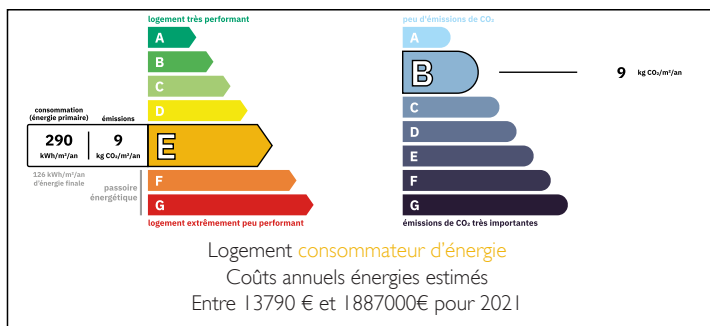
IN BRIEF

This prestigious property is located 20 minutes from Albi and just 45 minutes from Toulouse in our beautiful Occitanie region, right in the heart of the famous Gaillac vineyards, the oldest vineyards in France!

This perfectly maintained château has retained all its charm and original architectural features. It bears the name of a family of notables who were involved in the political life of the village. The initials of this family are engraved on the castle gate and on various fireplaces inside. Its Second Empire architecture is characterised by a seven-bay, 3-storey dwelling. Its facade is absolutely remarkable, flanked by two exposed brick corner turrets topped by pointed slate roofs.

It spans 640 m2, with large outbuildings facing it, including a former 100 m2 stable, tack room, orangery, workshops and rooms upstairs. The buildings are truly remarkable, with...

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

To the rear, a park with century-old trees offers shade and serenity, and extends onto the meadows, with a total of 4 hectares in one piece. A 10x5 swimming pool enjoys optimum exposure for all to enjoy!

We will now give a more detailed description of this unique property.

Once through the large gate, we arrive in the courtyard that reveals this extraordinary building, and the boxwood-lined terrace invites us to enter! This breathtaking entrance hall leads to a magnificent dining room bathed in light with its two French windows opening onto the front terrace, followed by a luminous fitted kitchen in shades of white and blue. It opens onto the side terrace with views and access to the swimming pool!

Back in the vast entrance hall, we enter the large living room, just as luminous and masterly with its terracotta floor tiles, monumental fireplace and French-style ceiling...

From this living room, we enter a 70m² private flat, a huge bonus, with independent access perfect for a liberal profession or caretaker's accommodation.

This part of the property is also accessible from the street that borders the property and the main entrance hall.

The ground floor also houses an annexe with wine cellar, old kitchen and storage areas, utility room, wc and side entrance from the side terrace of the swimming pool area.

It is now time to return to the upstairs private areas, Let's take this incredible staircase and the landing leads to 2 majestic wings with sparkling parquet floors, marble...