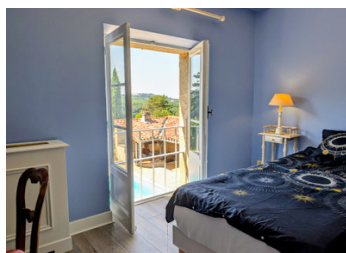


Tarn: 4 km from Castres, superb restored farmhouse with swimming pool, outbuildings, building land



## INFORMATION

Town:	Burlats
Department:	Tarn
Bed:	6
Bath:	4
Floor:	286 m2
Plot Size:	11150 m2



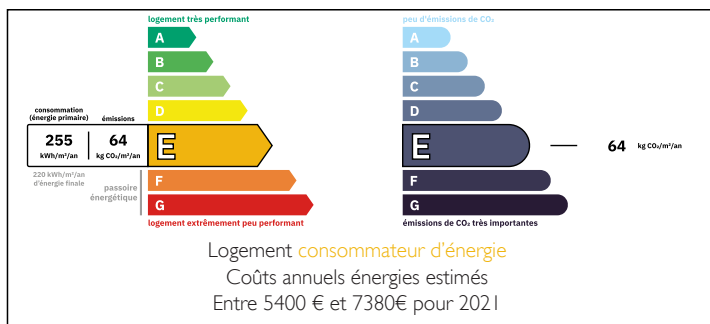
## IN BRIEF

If you are looking for a character property in a peaceful location in the hills above Castres, this restored farmhouse in the commune of Burlats is perfect for you! A true paradise where stone blends beautifully with the natural setting of oak trees, olive trees and flower-lined paths, a pure delight for the eyes!

The main house, with its 286 m<sup>2</sup> of living space, is perfect for welcoming family and friends. A separate 45 m<sup>2</sup> accommodation at the rear, a sauna chalet, a magnificent 10x4 swimming pool, a garage and outbuildings are all bonuses that are definitely worth considering! This property, well hidden in the heart of 1.1 hectares of wooded and landscaped grounds, enjoys a magical setting! In addition, five plots at the rear are buildable!

All this just six minutes from the nearest shops in Castres. Needless...

## 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

As we pass through the entrance gate, we discover an exceptional property with incredible charm and unrivalled character!

A restored old farmhouse with an ancient tower housing a panoramic terrace offering views of the entire area around Castres!

Here we are at the foot of the building, in an exotic setting reminiscent of a Provençal bastide in the heart of the Tarn! A beautiful solid wood front door opens onto a spacious entrance hall leading first to a 12m<sup>2</sup> office panelled in wood, with a bathroom and cloakroom also located in the entrance hall.

Next, we move on to the living areas with a 38m<sup>2</sup> living room featuring exposed beams, large fireplaces and windows opening onto the incredible terrace and swimming pool at the front. Adjacent to this is a dining room with the same features and character, opening at the rear onto an incredible 24m<sup>2</sup> billiard room in the purest snug style! Finally, there is a 25m<sup>2</sup> kitchen opening onto the terrace, not to mention the boiler room and utility room at the rear for perfect functionality!

Back in the entrance hall, we take the staircase leading to the sleeping area with a master bedroom suite and its solarium overlooking the pool! There are three other bedrooms, each with their own shower room, and two separate bedrooms with a shared bathroom.

We now return to the famous terrace, which features a swimming pool, a summer kitchen with a fireplace, a veranda, and a place to relax in the...