

Tarn: Cahuzac sur Vère, in the Golden Triangle, magnificent stone property with pool and outbuildings.



## INFORMATION

Town:	Cahuzac-sur-Vère
Department:	Tarn
Bed:	5
Bath:	4
Floor:	372 m2
Plot Size:	2580 m2



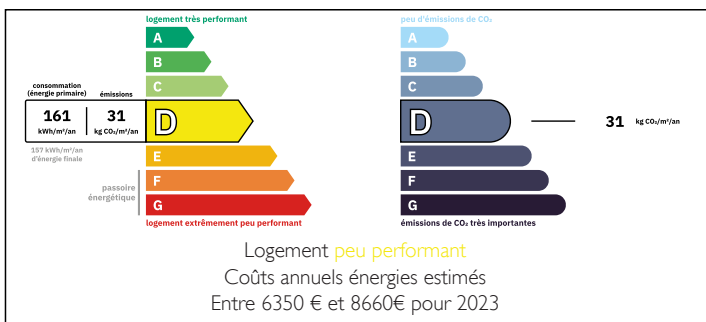
## IN BRIEF

This exceptional property is located between Gaillac and Cordes sur Ciel in the heart of the famous Occitan Tuscany.

This is the dolce vita. It's reminiscent of Italy, with its vineyards, cypress trees, hilltop villages and friendly locals. But make no mistake, Toscane Occitane has plenty of Tarn accents and flavours.

This prestigious property, built in 1850, has 370m2 of living space and has benefited from a top-of-the-range renovation! It sits in 2580m2 of grounds with an extraordinary pool area enhanced by its Indian sandstone terraces, outbuilding and covered parking area.

## 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

Under the spell of these exceptional surroundings, where vineyards stand alongside cypress and olive trees, we pass through the beautiful entrance gate. The masterly building is revealed, its white stonework offering incredible luminosity! Push open the massive cypress-lined front door and we enter a spacious hall that welcomes us to our greatest delight! The indirect lighting enhances the top-of-the-range fittings and decor, as it does throughout the house. On the right-hand side, a magnificent, wonderfully luminous kitchen opening onto the front terrace is a work of art! This leads into a luxurious dining room with gleaming parquet flooring. We're dazzled in every sense of the word! Large French windows open onto the rear terrace and pool area. Not forgetting the utility room and boiler room, a major asset.

A lounge just as bright and an office with a panoramic bay window offering a breathtaking view of the surrounding vineyards will leave you speechless!

These living areas can also be accessed from the vast entrance hall, where the flow of traffic is absolute! On the left wing, an intimate lounge with its fireplace and original floor offers a cocooning atmosphere for guaranteed comfort! A cloakroom with WC in the hall completes the ground floor.

Upstairs, a beautiful staircase leads to the night area, with its 3 en suite bedrooms, generously proportioned and exquisitely decorated - a feast for the eyes. One of them is an absolutely marvellous master suite!

There are also 2 other beautiful bedrooms with...

## LOCAL TAXES

**Taxe foncière: 2500 EUR**

**Taxe habitation: EUR**

## NOTES