

Stunning family house with breathtaking views of Cordes-sur-Ciel, a pool and potentials for B&B income

EXCLUSIVE



## INFORMATION

Town:	Vindrac-Alayrac
Department:	Tarn
Bed:	7
Bath:	3
Floor:	350 m <sup>2</sup>
Plot Size:	7942 m <sup>2</sup>

## IN BRIEF

This stunning 350 m<sup>2</sup> family home, with breathtaking views of Cordes-sur-Ciel, is peacefully located in the countryside. Set on a wooded plot of 7,942 m<sup>2</sup>, the property features a tranquil garden enhanced by two terraces ideal for relaxing or entertaining, as well as a large swimming pool 10x5m.

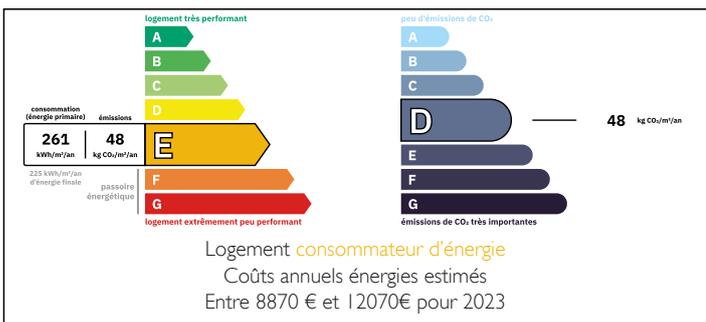
The main part of the house, occupied by the owners, features:

- 5 bedrooms
- 2 toilets and 2 bathrooms
- A living/dining room with a fireplace
- A fully equipped kitchen
- A laundry room
- A large 100 m<sup>2</sup> garage

The second part of the house, with separate entrances, comprises:

- 2 bedrooms, each with an en-suite bathroom and toilet

## ENERGY - DPE



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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

Located in the heart of the Tam's renowned 'Golden Triangle', between Cordes-sur-Ciel, Gaillac, and Albi, this exceptional character property sits in the peaceful countryside known as the 'Toscane Occitane'. With breathtaking views of Cordes-sur-Ciel, voted as 'France's Favorite Village', this property is perfect as both a large family residence and a high-potential for B&B business.

Set on a 7,942 m<sup>2</sup> wooded plot, the property boasts a peaceful garden complemented by two terraces ideal for relaxing or entertaining.

The current owner accommodation is move-in ready and on the ground floor, you'll discover:

- An entrance hall leading to a toilet
- A bedroom: 19.9 m<sup>2</sup>
- A bright and spacious living/dining room with a fireplace: 25.9 m<sup>2</sup>
- A 12 m<sup>2</sup> fitted kitchen with potential to expand by incorporating the adjacent 14 m<sup>2</sup> laundry room, creating a modern and highly functional space
- A laundry room of 14 m<sup>2</sup> adjacent and leading to the kitchen
- A large 100m<sup>2</sup> garage: Perfect for renovation into a multi-purpose space—whether as a workshop, storage area, or even extra living space

## LOCAL TAXES

**Taxe foncière: 1392 EUR**

**Taxe habitation: EUR**

## NOTES

A solid wood staircase leads to the first floor, where there are spacious and light-drenched bedrooms with stunning views of Cordes-sur-Ciel:

- Bedroom 1: 16.5 m<sup>2</sup>
- Bedroom 2: 12.9 m<sup>2</sup>
- Bedroom 3: 18.8 m<sup>2</sup>
- Large master suite with shower and sink: 24.1 m<sup>2</sup>
- Bedroom 5: 15.5 m<sup>2</sup>
- An office, ideal for remote working: 8.5 m<sup>2</sup>
- A bathroom: 5.6 m<sup>2</sup> - Requires renovation in order to modernise it

With private entrances, the second part of the house...