

Charming 1830 house, plus renovation project, extensive grounds inc. building land, outbuildings, and wells



INFORMATION

Town:	Orban
Department:	Tarn
Bed:	5
Bath:	1
Floor:	200 m2
Plot Size:	52140 m2



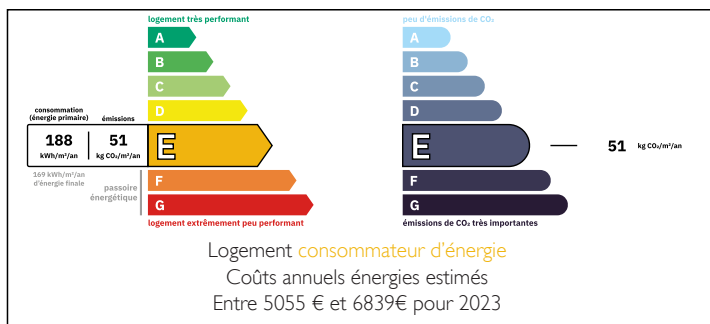
IN BRIEF

Rare opportunity to acquire a spacious rural property set in over 5 hectares of grounds, including building land, an extensive main residence, a second house with renovation underway, a wealth of outbuildings and attics, plus five reliable wells.

This property blends character, comfort, and potential, making it ideal for families, group projects, entrepreneurs, smallholders or those seeking a tranquil retreat. Bring the horses, there's room for all!

Quaint village not far from Albi and Toulouse in the south of France.

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 foncière:	1660 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Main House

Ground Floor:

Enter to small vestibule, access to:

Living Room: double aspect, large fireplace, tiled floor, exposed beams (34m²).

Kitchen: large and airy, exposed beams and tile floor give a rustic feel. Large enough for family meals. (22m²)

Dining Room: bright with views over the grounds through French windows, an inviting space for entertaining, flowing out to the garden (17m²).

Utility Room/Boot Room: houses a Bosch condensing oil boiler, recently installed for efficient heating, and the fuel tank, as well as storage space (11m²).

Bathroom (6m²) and WC: on ground floor, accessible for those with mobility issues. Separate facilities. Bath with shower over, bidet, wash basin.

Bedroom/Office/Studio: complete with fireplace – ideal for work, hobbies, or studio use or as a sixth, ground-floor, bedroom (9m²).

First Floor:

Staircase: wooden, wide with low risers, easy to climb.

Bedroom 1: exceptionally spacious with access to the loft/attic (21m²). View to garden.

Bedrooms 2 (16m²) and 3 (21m²): generous, one of the bedrooms is accessed through the other, making it perfect for children or as a guest suite. Views to garden.

Separate corridor access to:

Bedroom 4 (24m²): double aspect with its own fireplace.

Bedroom 5 (23m²): large, with closed-off access to the neighbouring house (renovation project), presenting further possibilities.

Second House (renovation project of approx. 160m² over two floors)

Renovations have commenced, providing a blank canvas with immense potential.