

Tarn: Near Réalmont, beautiful restored farmhouse with swimming pool, outbuildings and land.



## INFORMATION

Town:	Vénès
Department:	Tarn
Bed:	5
Bath:	1
Floor:	209 m2
Plot Size:	15003 m2

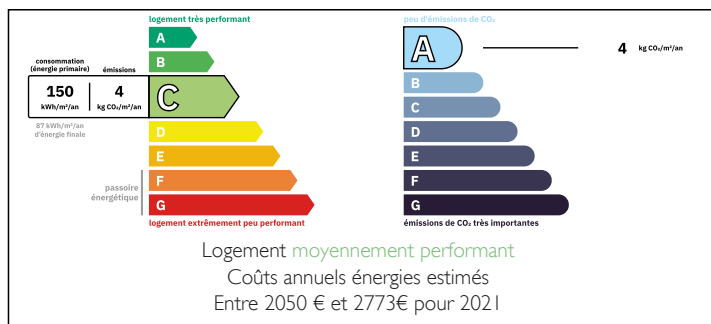
## IN BRIEF

This beautiful farmhouse is located in our beautiful Occitanie region, in the heart of the Pays de Cocagne, famous for its gentle way of life and abundant land.

Just 5 km from Réalmont and 25 km from Albi, this characterful stone property comprises a 209 m<sup>2</sup> living area with convertible attic space, 51 m<sup>2</sup> of outbuildings with shelter, garage, workshop, small stable, 7x3.5 swimming pool, fully enclosed grounds with garden, well, park, meadows totalling 1.5 hectares, and bordered by a stream. The ideal property for enjoying the countryside not far from the city and all its amenities.



## 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: 776 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

We take the small road lined with fields and crops from the village of Vénès, then the access road, which is a dead end! At the very end, we discover this property, a charming stone farmhouse nestled in the heart of lush greenery and flower beds. An imposing weeping willow completes this picture-postcard setting!

We push open the gate and walk down the flower-lined path to discover two beautiful terraces, one of which is at the rear and leads to the swimming pool and pool house.

There are several entrances, but we choose the one that leads to the 31m<sup>2</sup> kitchen, which combines old-world charm with all modern comforts – we love it! A natural harmony reigns here, with soft lighting and white-painted woodwork and exposed beams. Continuing on, we discover a beautiful 66m<sup>2</sup> living room. The former sheepfold has been converted into a dining and lounge area, where the original architectural features have been enhanced by careful renovation. The old fireplace now houses an efficient wood-burning stove, providing atmosphere and cosy warmth. A spiral staircase is one of two ways to reach the upper floor.

A laundry room, pantry and WC with colourful mosaic tiles and tiles complete this ground floor.

Back in the kitchen, we take the staircase leading to the upper floor and the sleeping area, which consists of five bedrooms: a 20 m<sup>2</sup> master bedroom, two bedrooms with mezzanines, and two other bedrooms. A beautiful 15 m<sup>2</sup> landing could easily accommodate an office,...