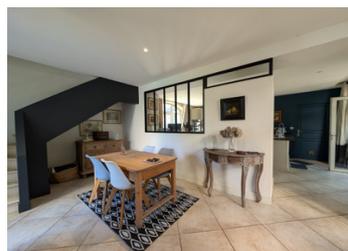


Tarn: 5km from Castres, magnificent farmhouse with manor house, swimming pool, outbuildings, stables and 4.8 h



INFORMATION

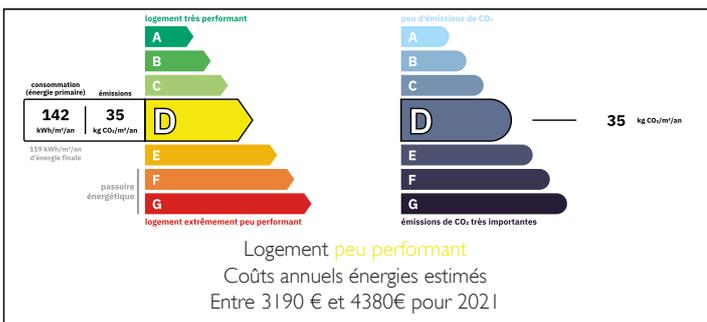
Town:	Castres
Department:	Tarn
Bed:	5
Bath:	4
Floor:	306 m2
Plot Size:	48000 m2



IN BRIEF

If you are looking for an exceptional property, this superb farmhouse in the heart of the Causse and its natural surroundings will charm you, offering multiple opportunities for your future projects. It comprises a 370m² manor house, completely renovated under the direction of a renowned local architect, a 7x3m swimming pool, a 70m² annexe, 800m² of outbuildings with stables, workshops, barns, carport, and 4.8 hectares of flat land with 2 wells. Its location close to Castres domestic airport will be a major asset for bringing your hospitality project to fruition! A rare property in our beautiful Occitanie region and our department of Tarn at the foot of the Montagne Noire.

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: 4000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

We pass through the beautiful wrought iron entrance gate and walk along one of the outbuildings, a superb stone structure adorned with ivy, setting the tone for what is to come!

Then we discover the manor house, an imposing and elegant building spread over two floors with a side wing. Opposite it are the meadows, stables and other outbuildings! A beautiful estate!

We now enter the house, built in 1803, which has undergone a superb renovation, thanks to Mr Cabrol, a renowned architect who has enhanced all the architectural features and given this residence modernity and comfort.

The large hall leads to a 33m² office, which could easily be converted into a ground floor bedroom if required, followed by a bathroom and WC. We follow the corridor that leads us to the central living room and dining room, which opens onto two terraces on either side, allowing you to enjoy the shade and the sun on the pool side. Needless to say, these rooms are beautifully lit with their custom-made arched windows! Everything is spacious, functional and magnificent, from the floors to the fireplace.

In the extension, there is a new dining area, a 23m² semi-open kitchen, a boiler room and a laundry room.

The upper floor and its private sleeping area offer five bedrooms, including a magnificent 34m² en suite, two with en suite bathrooms, and two others with a shared bathroom.

These sleeping areas enjoy a wonderful sense of independence thanks to an ingenious layout with separate...