

Gorgeous farmhouse set in rolling countryside, proven gîte and B&B potential, ideal for extended families

EXCLUSIVE



## INFORMATION

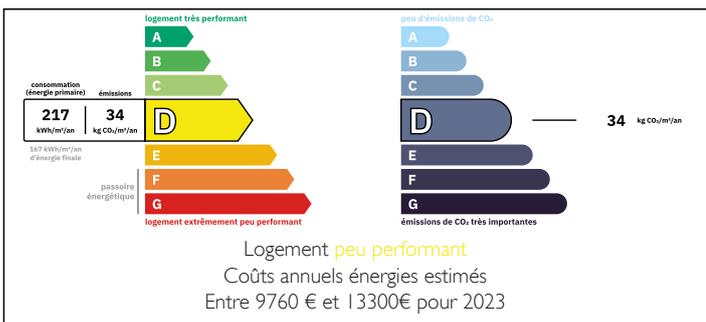
Town:	Lacapelle-Pinet
Department:	Tarn
Bed:	6
Bath:	4
Floor:	414 m2
Plot Size:	11417 m2

## IN BRIEF

Combine an idyllic lifestyle in the country with an income from easy holiday lettings. Set up to accommodate bed-and-breakfast and/or holiday cottage guests, with plenty of bathrooms and inviting spaces for people to pass the time indoors and out. The grounds include a large, in-ground, heated pool, small lake, traditional vegetable garden plus raised beds and several inviting gardens and patios. Excellent internet access. Layout offers great flexibility. Energy costs are very reasonable for a property of this age and size. Located between Albi and Rodez, and only 110 km from Toulouse, this rural retreat is easy to reach by car from airports and train stations.



## 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

Drive in through the double gates to ample secure parking.

3 substantial outbuildings shield the main house from view.

Enter through the ancient front door into a broad hallway (17m<sup>2</sup>).

On the left, the generously sized kitchen with fitted cabinets, range-style gas cooker and a large central island. Tiled floor. Exposed beams, painted white. Pantry cupboard under the stairs. (27 m<sup>2</sup>)

Through the kitchen, further to a broad corridor running along the back of the house, giving access to a shower room with utility space at one end (10 m<sup>2</sup>), spacious cloakroom at the other (10 m<sup>2</sup>), and the large living room (45 m<sup>2</sup>).

This cosy reception room, with its exposed beams, gleaming floorboards, modern and efficient wood-burning stove and double aspect is a delightful space. One glazed door gives access to the south-facing patio at the end of the house, French windows open to the front.

From the front door again, turn right into another spacious hallway (22 m<sup>2</sup>) with access to a large storage space and the technical room (7 m<sup>2</sup>) housing the gas central heating and hot water boiler and the pool equipment.

Through to a second reception/dining room with its own wood burner, windows to the front and French windows to the poolside and barbeque area to the rear (40 m<sup>2</sup>). This is another cosy space, ideal as a dining room with office area and fireside seating. Tiled floor. Access via closed-off stairs to barn on upper floor.

Continuing through this reception room, double doors give access to...

## LOCAL TAXES

Taxe foncière: 1615 EUR

Taxe habitation: EUR

## NOTES