

Character longère with swimming pool on 8,000 m , 10 km from Saint-Sulpice



INFORMATION

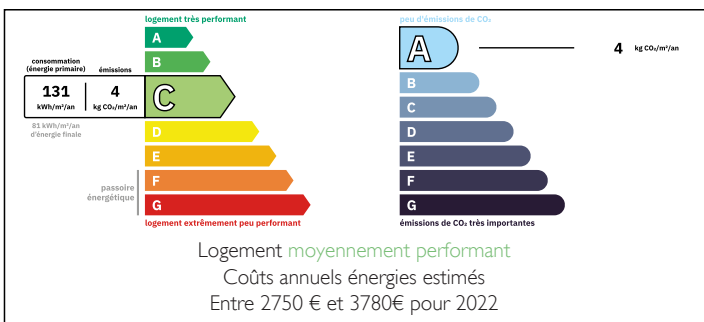
Town:	Saint-Sulpice-la-Pointe
Department:	Tarn
Bed:	7
Bath:	3
Floor:	348 m ²
Plot Size:	8314 m ²

IN BRIEF

Nestled in a charming village in the heart of the Pays de Cocagne, this beautifully restored 348 m² longère offers an exceptional blend of authenticity, space and modern comfort. Set on over 8,300 m² of mature, landscaped grounds, it provides a rare living environment where nature sets the tone for a peaceful and refined lifestyle.

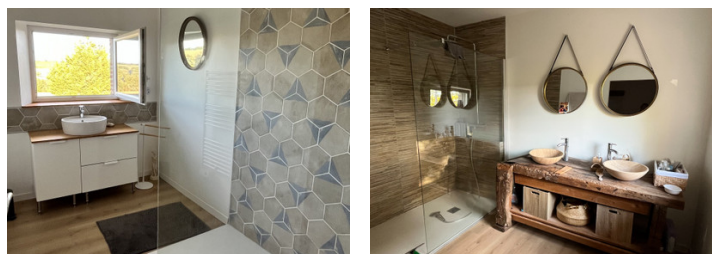
Inside, the property reveals generous and inviting volumes. The former stable has been transformed into a stunning 60 m² living room, perfect for entertaining. The spacious kitchen, complete with an island and traditional bread oven, opens onto a cosy lounge, while the fitted pantry and cellar add practicality to everyday living. The home offers seven bright bedrooms, two contemporary shower rooms and a full bathroom, making it ideal for a large family or hosting guests. Comfort is ensured thanks to a heat pump and...

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

Two equipped wells

An intercom system and a substantial 160 m² outbuilding — including a technical room, workshop and panoramic terrace — further enhance the property's appeal.

Located just 7 km from Lavour with all amenities, and 7 km from the A68 motorway and SNCF train station, this charming countryside retreat offers the perfect balance between tranquillity and accessibility.

Surfaces en m²

RDC:

Entrée : 24,1

Cuisine : 32,66

Séjour : 59,8

Local : 2,55

Cellier : 14,65

Cave : 15,35

WC : 1,3

Salon : 23,8

1er ETAGE:

Dégagement 1 : 7,7

Chambre 1 : 23,45

Chambre 2 : 16,16

Dégagement 2 : 2,8

Chambre 3 : 22,6

Couloir : 12,9

Couloir 2 : 10,55

Chambre 4 : 13,5

Salle d'eau chambre 4 : 5,95

Chambre 5 : 12,85

Chambre 6 : 12,9

Salle d'eau : 5,75

WC 2 : 1,45

Chambre 7 : 16,55

WC 3 : 1,3

Salle de bains : 8,2

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **2323 EUR**

NOTES