

Tarn: Rare, Cordes-sur-Ciel magnificent residence with breathtaking views of the village, pool, garage, annex



EXCLUSIVE

INFORMATION

Town:	Cordes-sur-Ciel
Department:	Tarn
Bed:	3
Bath:	3
Floor:	251 m2
Plot Size:	10201 m2



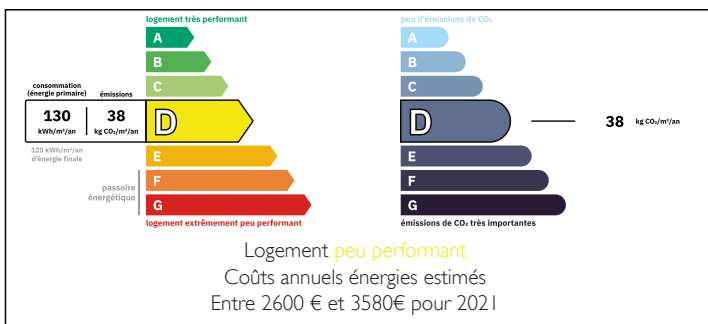
IN BRIEF

This superb property is located in one of the most beautiful villages in France, as its name suggests, a village perched in the sky. This timeless place, whose remarkable architectural heritage is bordered by fortifications and numerous gates, is located in the heart of Occitan Tuscany and the famous golden triangle. This incredible house with a living area of 251m² built on two levels offers high-end amenities and optimal comfort, with the added bonus of an en-suite bedroom on the ground floor!

Its brightness is truly exceptional, with two rare bow windows and large bay windows opening onto wide terraces.

At the heart of a beautiful landscaped plot of approximately 1 hectare, featuring a swimming pool, a pond, paths and flower beds, and an outbuilding (former offices and storage space) of 50m² which could be converted into a gîte or...

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

Let's begin the tour! Below this famous village, in a peaceful and sheltered location, the property stands proudly in its extraordinary natural surroundings. Push open the entrance gate and you'll be surprised at every turn!

As soon as we walk down the driveway, oh my, it reveals itself with its large windows and terraces, inviting us into the sunshine! We take the stairs. Imposing and elegant, a clever mix of stone, brick and ochre tones, we climb the stairs and stop at each step to admire the garden! We enter and are greeted by a bright 13m² hall! We open the industrial glass sliding door and find ourselves in the 22m² fully equipped and perfectly functional kitchen, with windows on both sides and a window above the sink offering a direct view of Cordes, enough to make washing up a pleasure! And it opens onto a large terrace offering the same sublime view! It is appreciated during the hottest hours of the day as it is sheltered from the midday sun! Next, from the kitchen, we discover with great amazement THE 72m² living/dining room!!! With double bow windows opening onto a balcony and large side windows, it is a paradise for green plants and flowers. The incredible light captivates and fascinates us! A beautiful fireplace, light-coloured tiles and so much space! This room also opens onto the terrace on the kitchen side!

Back in the entrance hall, we move on to the sleeping area with a beautiful 20m²...

LOCAL TAXES

Taxe foncière: 2372 EUR

Taxe habitation: EUR

NOTES