

Stunning renovated farmhouse with a separate gîte, only 20mins from Albi



INFORMATION

Town:	Villefranche-d'Albigeois
Department:	Tarn
Bed:	5
Bath:	3
Floor:	267 m2
Plot Size:	6000 m2



IN BRIEF

This stunning 267 m² family home, with breathtaking views, is peacefully located in the countryside near Albi. Set on a wooded plot of 6,000sqm², the property features a tranquil garden enhanced by two terraces ideal for relaxing or entertaining, as well as a large heated swimming pool 10x4m.

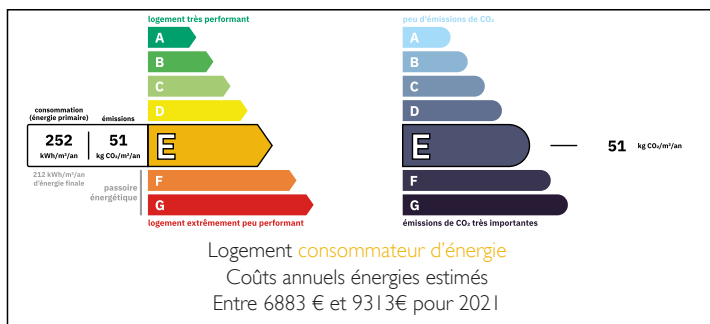
The main part of the house, occupied by the owners, include:

- * 3 generous sized bedrooms
- * 2 bathrooms and 3 toilets
- * A cozy living room with a fireplace
- * A fully open-plan and equipped kitchen and dining area
- * A laundry room

The gîte with its own entrance, comprises:

- * A large living area and fully equipped kitchen
- * 2 bedrooms
- * 1 bathroom and WC

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: 2714 EUR

NOTES

DESCRIPTION

Located in the Vallée du Tam renowned for its unspoiled nature and bastide villages, this exceptional character property sits in a peaceful countryside setting. This property will be perfect as a family home and extra income generated by the gîte, a holiday home or even holiday-let as the area attracts visitors.

Set on a 6,000 m² wooded plot, the property boasts a peaceful garden complemented by two terraces ideal for relaxing or entertaining.

The current owner accommodation is move-in ready, tastefully renovated and on the ground floor, you'll find:

- ▣ An impressive high-ceiling, fully equipped kitchen with its exposed wooden beams and a bright and spacious dining room leading onto a terrace, perfect for al-fresco entertaining
- ▣ A cozy sitting room with views onto the garden and a fireplace
- ▣ A music room / office, ideal for remote working
- ▣ A toilet

A wooden staircase leads to the first floor, where there are spacious and light-drenched bedrooms with stunning views:

- ▣ 3 generously sized bedrooms
- ▣ 2 large family bathrooms (one ensuite)
- ▣ An attic space for storage

With its own private entrance, the gîte consists of:

- ▣ A spacious open living area and a fully equipped kitchen leading onto a private terrace, perfect for outdoor dining
- ▣ 2 bedrooms (one with a king size bed) and another with 2 beds: ideal for families or friends traveling together
- ▣ A large and modern family-size bathroom and a toilet.

Outbuildings include:

- ▣ A pigeonier to be renovated