

## Character property comprising 2 houses in the Tarn

country house / purchase

### General information

#### General

Property nr:	M57-58
Address:	FR-81 Castres Tarn France
Region:	Occitanie

#### prices

purchase price:	787,000.00 EUR
price is negotiable:	slightly
agent fee / commission:	Fees payable by the seller.
agent fee including VAT:	yes
agent fee required:	yes

#### measures

residential area:	363 m <sup>2</sup>
number of rooms:	15
plot area:	11,890 m <sup>2</sup>

#### features

building style:	solid building
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#### condition

age:	old building
type of condition:	fully renovated

#### energy certificate

energy certificate available:	yes
energy efficiency category:	D
type of certificate:	by demand

## detailed description

Charming setting of stone and nature, nestled in the mystery of the lands of the Tarn, we invite you to discover this exceptional property, like an ode to the real estate of yesteryear. In an enchanting place, steeped in history and gentleness, the property extends majestically over an area of nearly 12,000m<sup>2</sup>.

As soon as the gaze arises, two houses of character are revealed to you. First of all, the main house, proud of its 225 m<sup>2</sup>, elegantly reveals its centuries-old stone walls. Testimony of a glorious past, it offers a refined and comfortable living environment, where each space reveals the imprint of time, mixing modernity and tradition. Not far from there, the second residence, serene and intimate, extends over 138 m<sup>2</sup>. It perfectly embodies the harmony between rusticity and finesse, offering a cocoon conducive to tranquility and contemplation. Its charm of yesteryear, tinged with a touch of modernity, will satisfy souls in search of a unique art of living.

At the heart of this enchanting estate, you can admire a large aquarium or an old bread oven, witness to bygone eras, which stands proudly outside, weaving the thread of history in the rough stone. The vast land, like a green setting, lends itself to all aspirations: vegetable garden, orchard, leisure area or place of meditation. The possibilities are endless to give free rein to your wildest dreams, without ever revealing to prying eyes the exact location of this secret Eden. Whether you are a lover of authenticity, history or the art of living, this property is a promise of escape and wonder. Between the walls steeped in history and the surrounding nature, time seems to stand still to invite you to let your finest projects flourish.

Contact us to find out more or come and visit this charming, completely renovated character property.

PRICE: €787,000 DPE: D GES: B (For each of the houses)

Fees payable by the seller.

Name of the agent in charge of the sale: Mr Sylvain Serge Talvan – 06 58 49 85 16 – [sylvain@talvans.com](mailto:sylvain@talvans.com) Status: Holder of the Transaction card N°: CPI 7501 2018 000 030 535

NON-HOLDING OF FUNDS – NO FINANCIAL GUARANTEE



Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

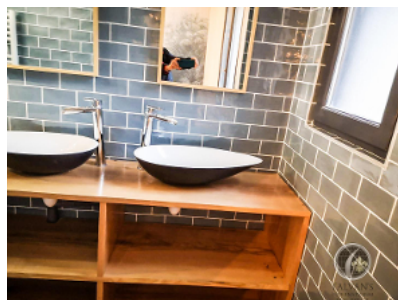
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Rates & info: Talvan's International - Paris Real Estate Agency (search on Google) or TALVANS.COM

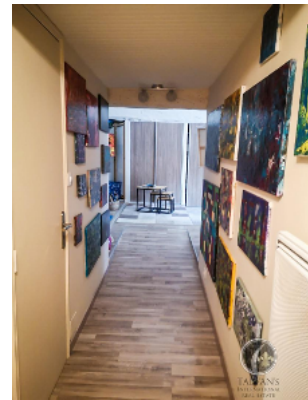
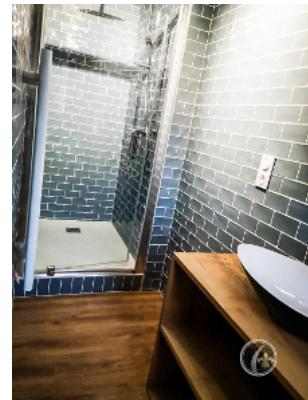
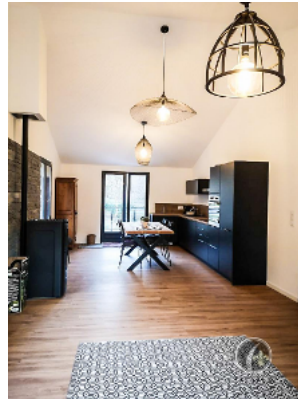
## Gallery



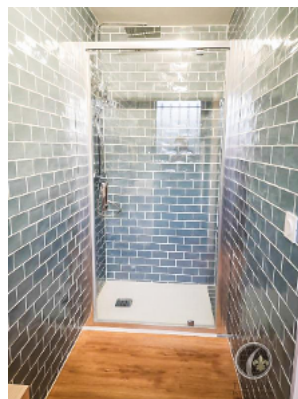
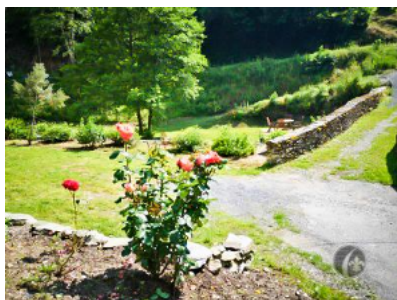
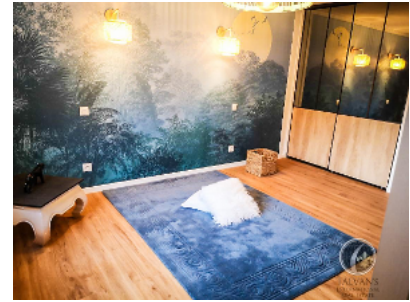
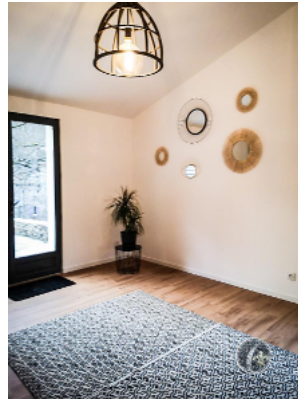








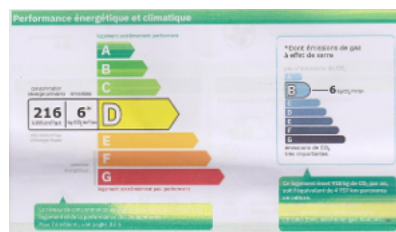








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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
<b>Website:</b>	talvans.com

### Your contact person

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