



## Character Property in the Tarn – Between Castres and Albi

country house / purchase

### General information

#### General

Property nr:	M84
Address:	FR-81 Castres Tarn France
Region:	Occitanie

#### prices

purchase price:	527,000.00 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:	225 m <sup>2</sup>
number of rooms:	7
plot area:	4,500 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

Nestled in the heart of the Haut-Languedoc Regional Park, this exceptional property harmoniously blends historic charm with natural beauty. Located in the Tarn, between Castres and Albi, this 250-year-old stone residence spans a vast 12,000 m<sup>2</sup> estate, offering a true haven of peace.

### A Historic Main Residence

From the moment you arrive, you'll be captivated by this imposing stone-built home, featuring spacious interiors and authentic materials enhanced by meticulous renovations.

✓ Expansive 135 m<sup>2</sup> living area with original oak beams, including:

- Open-plan kitchen and dining area
- Cozy living room with a 1.50 m insert fireplace and a modern ceramic pellet stove
- Modern veranda with a second lounge area

✓ 50 m<sup>2</sup> master suite featuring:

- Bathroom with whirlpool tub and shower
- Large walk-in wardrobe and ample storage

✓ Functional spaces:

- Pantry with additional storage
- Laundry room
- Guest WC with washbasin

### A Comfortable and Versatile Upper Floor

✓ 25 m<sup>2</sup> landing area, ideal for an office or dressing room

✓ Two bedrooms: 20 m<sup>2</sup> and 10 m<sup>2</sup>

✓ 6 m<sup>2</sup> bathroom with WC

A door from the landing leads to a spacious 85 m<sup>2</sup> barn, already pre-equipped for plumbing, heating, and electricity. This space connects to a tower with a terrace, offering exciting potential for additional living space or a workshop.

### Unique Outbuildings and Features

✓ Independent bedroom in a stunning diamond-point glass-roofed veranda

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- ✓ 70 m<sup>2</sup> workshop and 25 m<sup>2</sup> garage
- ✓ 50 m<sup>2</sup> independent chalet, perfect as a leisure or meditation space
- ✓ Fully functional traditional bread oven
- ✓ Natural water resources: well and springs with 11,000 L water reserve

#### An Enchanting Landscaped Garden

This multi-tiered landscaped park, complete with a stream, offers an extraordinary retreat. A meditation terrace with a 40 m<sup>3</sup> aquarium and koi carp adds to the serene ambiance. The property is a perfect escape, where nature and history intertwine.

Energy Performance (DPE): D | Greenhouse Gas Emissions (GES): B

#### A Property with Limitless Potential

Whether as a primary residence, a family home, or an investment for a guesthouse or bed & breakfast, this property offers a one-of-a-kind living experience, where time seems to stand still.

Price: 527 000 €

Agency fees covered by the seller

Contact us today for a viewing!

Video tour available

Agency fees covered by the seller

Agent in charge of the sale:

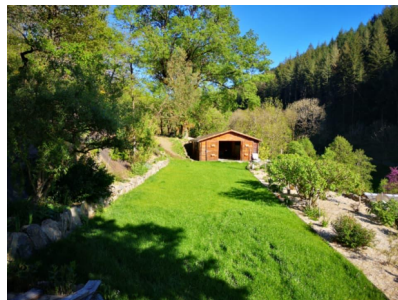
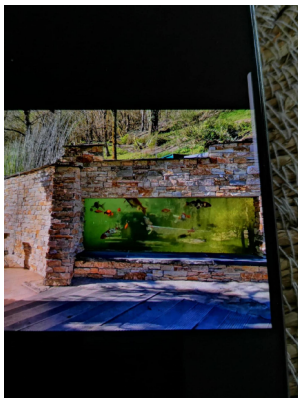
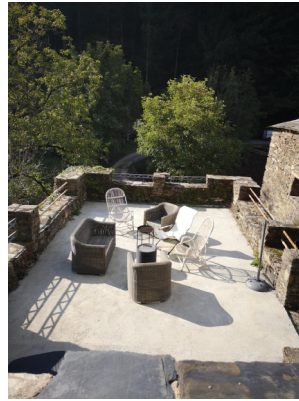
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⚠ NO FUND HOLDING - NO FINANCIAL GUARANTEE

## Gallery







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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
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<b>Controlling authority:</b>	CCI Paris France
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<b>VAT ID:</b>	FR16839611308
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