



This impressive country house set on 5.5 hectares of landscaped gardens and grounds (approx. 15 acres) in South-West France. This stunning south facing property dates back to medieval times and has been meticulously restored, luxuriously modernised and maintained over the years. Located in the Vère Valley and is near the towns of Gaillac, Albi, and Cordes-sur-Ciel. It is also close to the delightful village of Castelnaud-de-Montmiral and there are wonderful views of the hilltop bastide from the grounds. Gaillac is just 10 minutes' drive and has train links to Toulouse and Paris. Toulouse airport is a 50-minute drive; Carcassonne and Rodez airports are under two hours away

The equestrian facilities include a newly built stable block with 3 boxes and a tack room. 2 of the stables have rubber mat flooring, electricity and water connected. There are currently 4 electrically fenced connecting paddocks with two additional field shelters and a large round exercise pen.

There is wonderful unlimited riding through the adjoining Gresigne forest and the area is well known for endurance riding.





On the ground floor there is a 55sqm kitchen dining area with large adjoining utility room. The kitchen was renovated in 2009 and has a wonderful stone floor and large island unit. There are 4 additional reception rooms, 2 with wood burning stoves and the study also has the original brick built bread oven. There is also a downstairs cloak room.



The property has 4 double bedrooms, 3 of which are en-suite with the master bedroom also having a dressing room. There is a large attic space that could be converted to provide additional bedroom space if required.





Adjoining the house is a totally self-contained gite/maison d'amis. There are two double bedrooms, a third mezzanine bedroom and two bathrooms. Open plan kitchen living space with wood burning stove. The gite can easily be incorporated back into the main house simply by opening doors if a larger family house is required. The maison d'amis also has a large private terrace

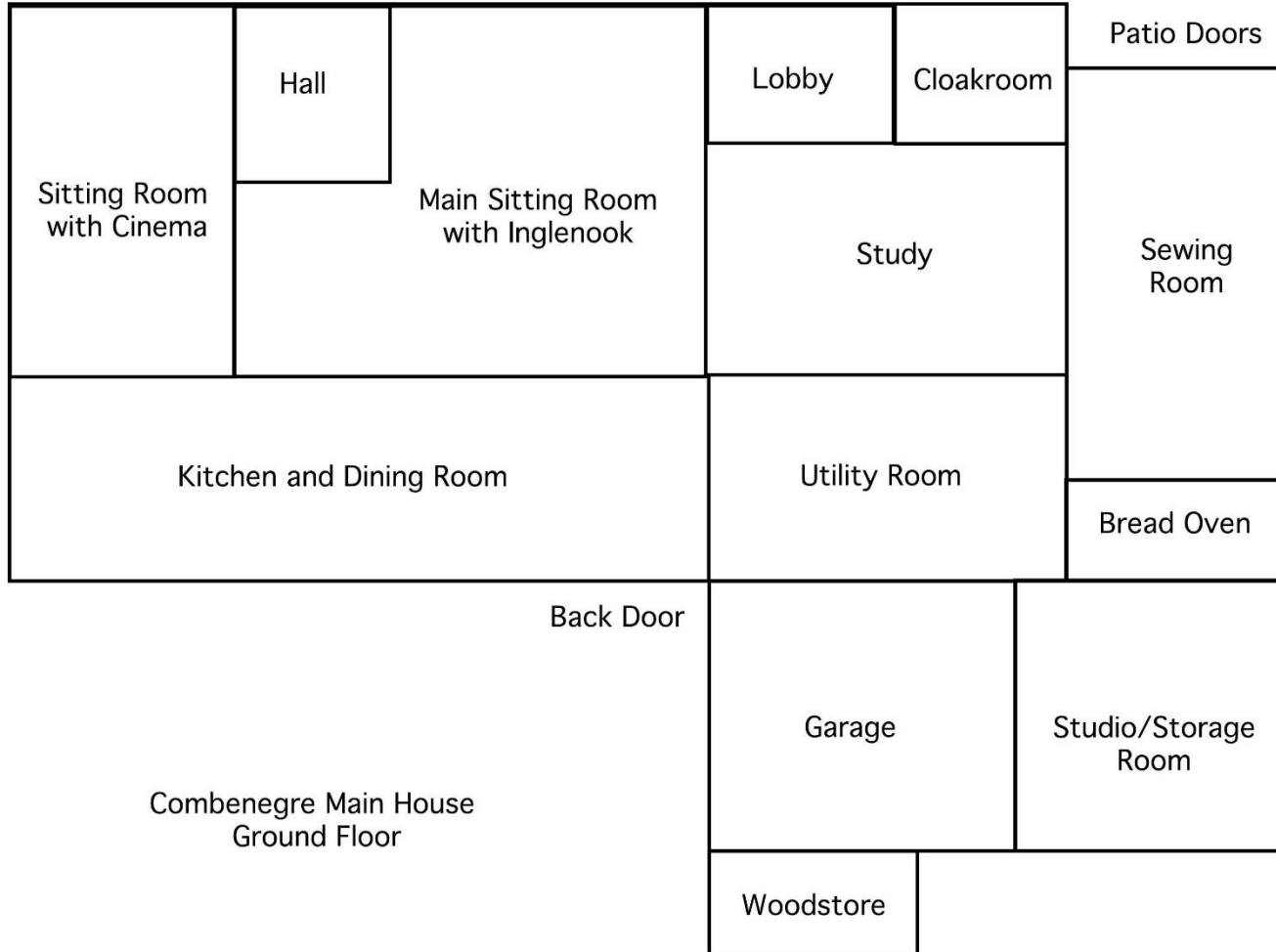


The gardens are landscaped with newly planted trees and flower borders. A clematis clad pergola provides the perfect place for alfresco dining with a view of the bastide village of Castelnau in the distance. The gardens and paddocks total approx 15 acres which also include areas of woodlands that provide plenty of fuel for the wood burners and lovely private walks. There is a 10m x 5m swimming pool set amongst the gardens also benefiting from the views.



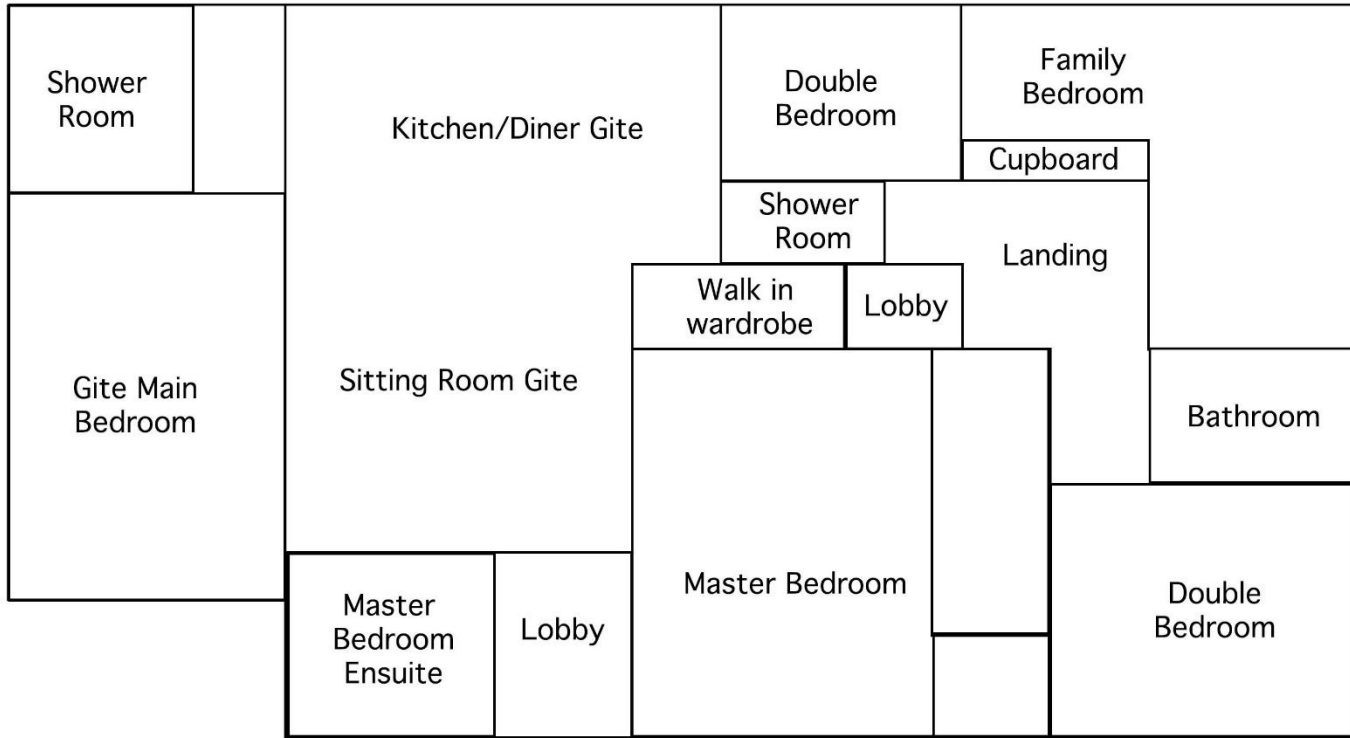


Main
Entrance

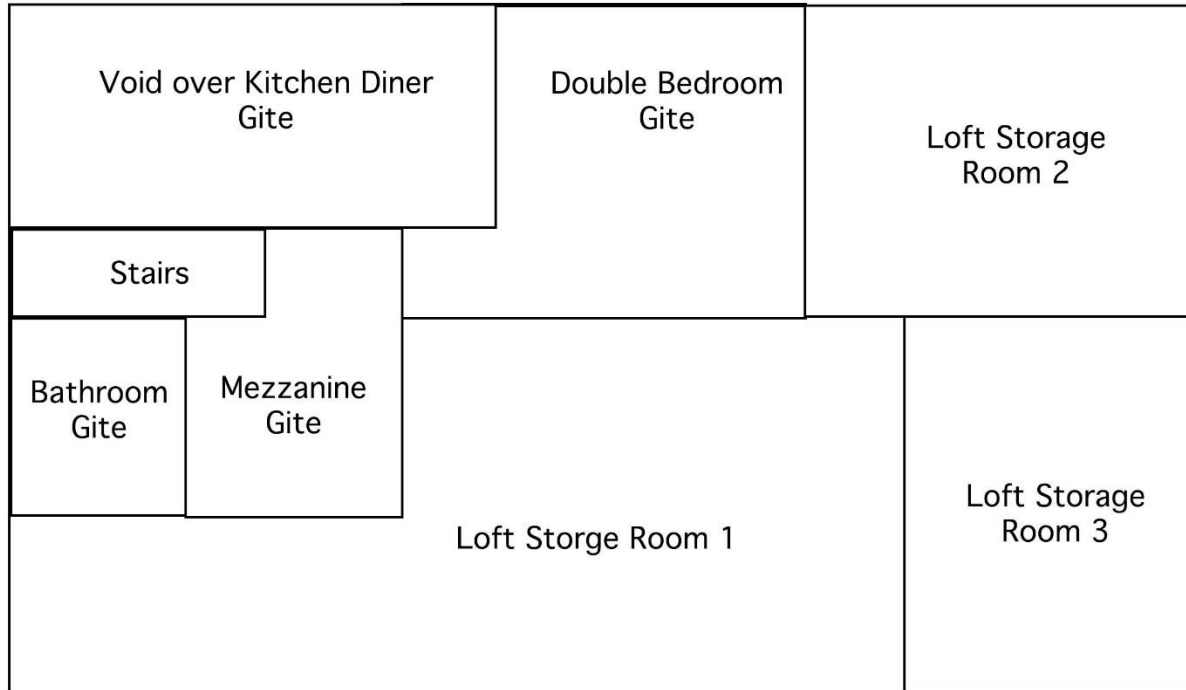


Gite Terrace

Gite Entrance



Combenegre Main House
First Floor/Gite Ground Floor



Combenegre Loft and
Gite First Floor



Échelle 1 : 4 264

0 100 m