

This most appealing property has so much of what buyers are looking for these days. It has been beautifully renovated and has bucket loads of space, extremely private, 4 bedrooms including separate guest accommodation, salt swimming pool and around 8.4 hectares of grounds and woodland set in glorious countryside. It is also packed full of original features.

It is situated just a couple of minutes from the lovely village of Cahuzac sur Vere and a few minutes from the lively town of Gaillac with all its amenities such as boulangeries, hotel, cafes, restaurants, post office, rail station, schools and leisure lake. Toulouse airport is only 45 mins away via the A68 autoroute and the historic town of Cordes sur Ciel is within easy reach as is Albi and Toulouse.

The property is approached by a private driveway and parking area and totally private. On entering the traditional farm house we come across one of the 4 bedrooms (21m²) on the ground floor. This bedroom is ensuite with a range of fully fitted wardrobes. Also on entering we have the cloakroom and to the right the lobby where we find the magnificent stone stair case and doors out to the garden and also access to the utility rooms, boiler room and storage area which could be transformed into a gym as it is so cool, I would prefer a large wine cellar.

The beautiful stone stair case leads up to the very impressive open plan kitchen, dining and salon area of around (65 m²). Exposed stone walls, oak beamed ceiling, terracotta tiled flooring, original features such as the evier, fireplace and plate warmer all add to the authenticity of this fabulous property. The kitchen area is fully fitted with a very practical centre island. On this level we have the master suite (35m²). This ensuite bedroom is very appealing with its abundance of natural light and wood floor as well as the bath tucked away in its own alcove.

Back out onto the small landing we come across the large landing area (18m²). This is a fabulous space which is currently used as an office. From here you can really appreciate the quality build of this property with its colombage, lime walls, stone and brick features. From here we have access to the remaining two bedrooms which have been created in the loft space (20, 33m²). One of the two bedrooms has ensuite facilities. This is really good use of the space.

The outside space will definitely not disappoint. There are several areas to enjoy the outdoor life within this fabulous property. There is the most splendid converted barn which is used as the summer kitchen and dining area (120m²). The current owners have created a lovely garden where you can sit amongst the roses or relax by the pool. There is a fully renovated one bedroom guest apartment, ideal for friends or family.

This is truly a rare opportunity to purchase a property with so much land and full of original features.







Condition: Fully renovated and ready to move into
No. of floors: 2
No. of rooms: 5
Living rooms: 1
Bedrooms: 4
Bathrooms: 3
Habitable size: 200 m²
Living room / Kitchen sizes: 65 m²
Kitchen: Fully fitted and equipped
Heating: Oil central heating and wood burner
Broadband: Yes
Taxe Fonciere: 704€ pa
Property type: Countryside home
Condition: Renovated
Construction: Stone
Date of construction: 1800's
Outbuilding: Separate guest dwelling, open fronted barn.
Land: Garden, pasture 10,400 m² and woodland 20,370 m²
Drainage: Septic tank
Mains water and electricity
Swimming pool: salt pool with electric cover Size 12m x 6m

Price 550000 FAI

