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## Estate With Gîte 10ha

**978 000 €** [ Honorarios al vendedor ]

- Referencia : AF26358
- Número de habitaciones : 13
- Número de habitaciones : 9
- Espacio habitable : 480 m<sup>2</sup>
- Superficie del terreno : 130 000 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 3 045 €



Located in a dominant position close to Castres is this authentic 19th century estate for sale offering a manor house and gîte, over 400m<sup>2</sup> of living space: reception rooms, fitted kitchens, sitting room, two dining rooms, a boudoir study, nine bedrooms, four washrooms with toilets, a loft, a shaded terrace, outbuildings to convert if you wish, a garage, barn, a well and an 8x4m pool and all surrounded by eight hectares of wooded grounds with a spring and a stream.

You will adore and desire this majestic estate situated at the end of a driveway. The property offers a unique panorama with 180 degree open views of the mountains. The views from the interior of the house are akin to a living painting.

This exceptional and charming property, once a tenanted farm, has no near neighbours and is south-east facing (south-west for the gite). It has spacious volumes and potential to develop as you desire.

The 15m<sup>2</sup> entrance hall offers a glimpse of the whole with visible stone, wood and terra cotta. Opposite and behind a door is the grand, 29m<sup>2</sup> magnificent fitted kitchen, which enjoys lots of natural light and where the original fireplace dwells and where now a wood burner sits. To the rear of the kitchen a door leads to the shaded terrace and a 30m<sup>2</sup> oak shed and the fully renovated 30m<sup>2</sup> extension, once upon a time the bakehouse complete with superb bread oven which awaits your next batch.

Back to the kitchen and the 31m<sup>2</sup> dining room, the rustic wooden furniture of which suggests a cosy boudoir for relaxation and enjoyable meals. A 23m<sup>2</sup> space connects and could be used as a service room, currently serving as office and reading room. The dining room leads to the main sitting room which is the largest at 87m<sup>2</sup>.

This area consists of a 67m<sup>2</sup> space bathed in natural light and where you will enjoy the view all year round of the countryside and hills. The other 23m<sup>2</sup> space is clearly defined as a cosy area set around the original open fireplace. You can redesign these spaces as you wish. A wide patio door allows access to the summer terrace which overlooks the countryside.

Back the main living space and, to the rear, a 25m<sup>2</sup> master bedroom with 8m<sup>2</sup> washroom and 4m<sup>2</sup> walk-in wardrobe. Various doors serve a small corridor and access to the 6m<sup>2</sup> washroom, toilet, two other bedrooms of 10m<sup>2</sup> each and an access to the exterior.

Stairs lead up from the main entrance to a 2m<sup>2</sup> landing and two wooden doors, original to the house. One leads to the 80m<sup>2</sup> loft and the other to a 9m<sup>2</sup> corridor and two more bedrooms (13m<sup>2</sup> & 14m<sup>2</sup>) with hanging space and a 7m<sup>2</sup> washroom with shower, double sink and toilet.

Outside, there is a 28m<sup>2</sup> outbuilding attached to the house which serves as laundry, bursar's office and larder. A 25m<sup>2</sup> space, ex-pigsty, currently houses the heating boiler. A third building, 37m<sup>2</sup>, serves as storage space and has an upper floor of the same surface, thus 74m<sup>2</sup> to use as you wish.

The 170m<sup>2</sup> gîte is almost new and offers spaces you will probably not wish to alter. There is a 4m<sup>2</sup> main entrance serving, to the left, the spacious fitted kitchen with original fireplace where dwells a wood burner. There is access to the outside and the big south-west facing terrace.

To the left and connecting with the kitchen is the old barn with a 40m<sup>2</sup> footprint, serving currently as an annexe with possibility to open its currently closed upper floor if you wish to extend.

Back to the main entrance and, to the right, a 5m<sup>2</sup> washroom, toilet and an 18m<sup>2</sup> sitting room. Stairs leads to the sleeping areas and no less than five bedrooms (10, 12, 14, 18 & 20m<sup>2</sup>). There is a washroom with toilet. Finally, a 15m<sup>2</sup> garage is attached to the gîte and there is a boules court.

This exclusive property will appeal due to its living space and environment. This ex-tenanted farm estate with surrounding land has no current working farm tenants on the land, a rarity. The materials used have been carefully selected by the current owners with nothing left to chance to retain its original charm.

The roof is covered in tile. Stone construction. Heating is currently provided by oil as well as the various wood burners present. The gîte has air conditioning. Hot water is produced by the oil burner in the main house and an electric-powered storage tank in the gîte. There is wooden framed partial double glazing. There is an individual sewage system. The pool is chlorine treated.

This beautiful property with its wooded grounds is situated in an exception environment just 10 mins from commerce and services. Ideal for a large family.

You will be 55 mins from Toulouse (soon to be 35 mins with future A39 motorway) and its airport, 20 mins from Castres, 2h20 from skiing, 1h50 from the Mediterranean, 3h50 from the Atlantic coast and 2h30 from the Spanish border.

**CONSUMO DE ENERGIA :**

**E (244)**

**EMISIONES DE GASES DE EFECTO**

**E (51)**

**INVERNADERO :**