



16, Avenue de la Marne - 65000 TARBES
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660
abafim.de

Kontakt auch per E-Mail unter contact@abafim.com

Superb 38ha Tarn Estate

712 000 € [Gebühren an den Verkäufer]

- Referenz : AF26697
- Zimmeranzahl : 10
- Schlafzimmeranzahl : 6
- Wohnfläche : 300 m²
- Grundstücksfläche : 387 334 m²
- Grundsteuer : 1 877 €



Situated in the heart of the Tarn is this exceptional estate for sale offering a main house which is comprised of a spacious living room, a sitting room with fireplace, kitchen, larder, six bedrooms, a washroom, bathroom, two studies, and two toilets. There is also an outbuilding, horse boxes, a garage, a lean-to, a swimming pool and pool house, a barbecue area, a well and all surrounded by 38 hectares split between woods and pastures.

You will fall under the spell of this authentic family property encircled by woods and pastures and grounds filled with century-old trees, conifers and fruit trees. You will adore heading off for a stroll or on horseback on your land.

The estate is located at the end of a dead end track. The front door of the main house opens to reveal a 4.8m² hallway and, opposite, a 5.5m² washroom.

To the left is 50.75m² dining room and continuing on, a pretty 13m² kitchen, toilet and a 8.95m² larder and utility room.

Back to the entrance hall and to the right a door leads to a 13.35m² living room-library equipped with an open fireplace. Another door opens to a corridor serving, to the right, a 25m² study and, to the left, a 30m² bedroom and a second study measuring 24m². These offices could be used to create extra bedrooms or walk-in wardrobes, as you wish.

Back to the main entrance and a staircase leads up to a landing serving, to the left, a 7m² corridor with a toilet, a 9m² bedroom which communicates with a 15m² bedroom, a 23m² master bedroom with reversible air-conditioning and which has a access to a terrace (to make secure). Finally there is a 4.6m² washroom.

To the right of the landing, after passing a door, another corridor serves the fifth bedroom, 11m², and finally the sixth bedroom, also 11m². The 90m² exterior terrace prolongs the facade to the rear of the house.

Outside, an enormous outbuilding, 168m², is to renovate. It has a main room on the ground floor, 41m², with a wood burner and three small rooms (5.6m², 5.95m² & 7m²). A stone staircase leads up to a 16.35m² mezzanine with an open space (14.25m²) and a workshop (41m²). The rear of the outbuilding supports the 21m² lean-to.

Also to the rear of the house are three horse boxes (10.85m² each), two small barns (15m² & 16m²) and a splendid hangar (46m²) with a small room (5.51m²).

Finally, for relaxing and enjoying good weather you can head to the 10x5m pool with lovely 16m² pool house and 6.5m² equipment room, all on its terrace. The barbecue is at the rear of the house next to the well.

This luxurious property in an exceptional and bucolic setting, away from any neighbours, is a haven of tranquility which you will appreciate every day.

The roof is covered in tile. Construction is traditional. Heating is supplied by oil. Hot water is supplied by an electric-powered storage tank. Windows are double glazed and there are both PVC and wooden frames present. There is an individual sewage system. The 10x5m pool is salt treated.

This superb estate will suit perfectly your family and friends and the numerous activities it could offer.

You will be 10 mins from first services and 25 mins from main commerce and services, 1h05 from Toulouse and airport, 40 mins from Albi, 2h40 from the Mediterranean, 2h50 from skiing and 3h from Spain.

ENERGIEVERBRAUCH : D (184)

TREIBHAUSGAS : D (46)