

Attractive new price for a VERY old property! Authentic historic home in quiet village near Albi.



INFORMATION

Town:	Sainte-Croix
Department:	Tarn
Bed:	4
Bath:	2
Floor:	112 m2
Plot Size:	104 m2



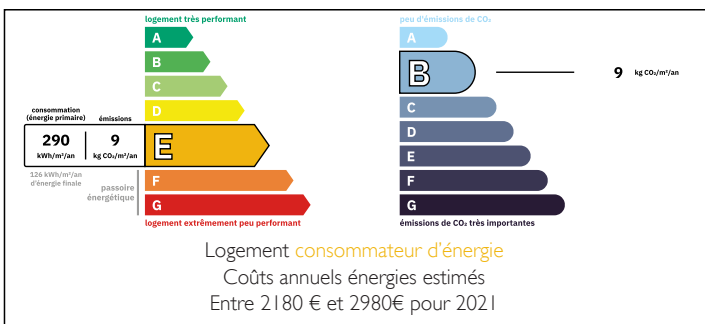
IN BRIEF

Rare opportunity here in France's sunny south to purchase a mediaeval dwelling, once part of the former Benedictine monastery and fortified village. The house opens onto a broad stone terrace for sociable summer evenings, and the walled swimming pool terrace is both private and secure.

The ancient fireplaces invite you to cosy up on winter nights. Quirky old interior with more modern bathroom and kitchen. The garden plot, a short walk away, offers plenty of opportunity for growing or just enjoying the space.

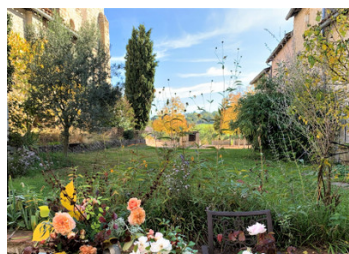
Just a few minutes' drive from Albi for all amenities and lovely strolls through the winding streets, or a meal with a view of the impressive cathedral. The village is in the heart of an area popular with tourists seeking an authentic French experience: ancient fortified villages, beautiful scenery, great food and wines, local events and...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

As it was once part of the fortified sector of the village, the house has its back turned to the road and the front is hidden from view. From the road, enter the once-fortified enclosure via the double gates and through the covered entrance (room for parking if desired). Ahead, beyond the stone terrace, is a grassed area bordered with flowerbeds. To the right, the front of the house. White stone walls of 60 to 80 cm

Ground floor:

Open-plan living/dining room/kitchen, with huge open fireplace, terracotta 'tomette' floor tiles, windows and door to terrace

Door through to a lounge with large fireplace and door to a small room containing the ancient brick-lined bread oven and access to the road side of house

Stairs up to

First floor:

4 bedrooms

1 bathroom

1 shower room

1 separate WC

1 office space

50 m2 attic space with potential for conversion to living space in the central area

LOCAL TAXES

Taxe foncière: 942 EUR

Taxe habitation: EUR

NOTES

Exterior:

Heated pool

Well

Flagstone terrace

Access to garden largely laid to lawn (contact me for more details)

Covered access lane from road to terrace providing storage or parking

Laundry room, wine 'cave'/workshop, pool pump house, shed, wood store,

Private parking

The house is equipped with fibre-optic Internet access.