

Tarn: 15km from Castres, prestigious property with mansion, outbuildings, set in 2.7 hectares of grounds, p



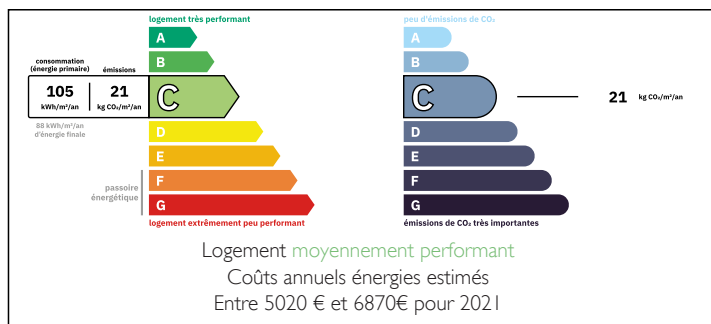
## INFORMATION

Town:	Sémalens
Department:	Tarn
Bed:	5
Bath:	4
Floor:	404 m <sup>2</sup>
Plot Size:	27186 m <sup>2</sup>

## IN BRIEF

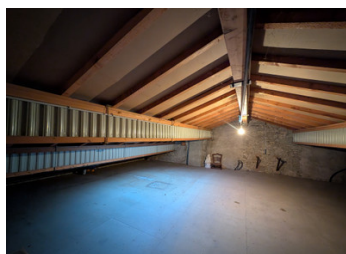
If you are looking for an exceptional property, this remarkable property will undoubtedly amaze you. Located in the small town of Sémalens, this haven of peace combines prestige and tranquillity! Set in a sublime 2.7-hectare enclosed park, this property allows you to live in total harmony with a preserved environment, just a stone's throw from amenities, close to the town of Castres and its easy access to Toulouse or Paris with its internal airport. The mansion, a real gem steeped in history, has undergone a complete high-end renovation. It offers 404 m<sup>2</sup> of living space, with the added bonus of a second floor that is perfectly suited for conversion! A former chapel dating from before the 17th century, measuring 113 m<sup>2</sup>, could be used for a variety of projects after interior renovation. All around, a park...

## 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.



## LOCAL TAXES

**Taxe foncière: 2968 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Let's begin the tour! At the end of a small country road, the entrance to this property is private and well hidden.

We pass through the automatic gate and discover a majestic wooded park with a variety of trees and wide, leafy paths. Impressive!

Then, the large building gradually reveals itself with its unusual and elegant architecture.

We discover this complex, enhanced by beautiful arches, brick frames and an exposure that floods the facades with sunlight.

We enter the main house, which has been renovated with a combination of quality, comfort and authenticity, thus retaining all its charm.

The beautiful, light-filled entrance hall with its cement tiles and imposing staircase sets the tone: the magic is there!

First, a cosy little lounge in warm, natural tones welcomes us, and beyond it is THE incredible room you've been dreaming of: a former 100m<sup>2</sup> orangery housing a living space with a kitchen, lounge and dining room.

Simply magnificent! This double-aspect room benefits from exceptional light thanks to its arched bay windows on the terrace and front garden side and panoramic windows on the kitchen and office side. Such a room is unique, combining prestige and comfort.

Still dazzled, we return to the entrance hall, which leads to a beautiful 27m<sup>2</sup> bedroom, where the sun also shines in beautifully. Then there is a bathroom with WC, an incredible dressing room, and a former 25m<sup>2</sup> kitchen with a fireplace, which could be converted into a workshop, an office or another bedroom.

The laundry and...