

Stunning renovated farmhouse with a separate gîte, only 20mins from Albi



## INFORMATION

Town:	Villefranche-d'Albigeois
Department:	Tarn
Bed:	5
Bath:	3
Floor:	267 m <sup>2</sup>
Plot Size:	6000 m <sup>2</sup>



## IN BRIEF

This stunning 267 m<sup>2</sup> family home, with breathtaking views, is peacefully located in the countryside near Albi. Set on a wooded plot of 6,000sqm<sup>2</sup>, the property features a tranquil garden enhanced by two terraces ideal for relaxing or entertaining, as well as a large heated swimming pool 10x4m.

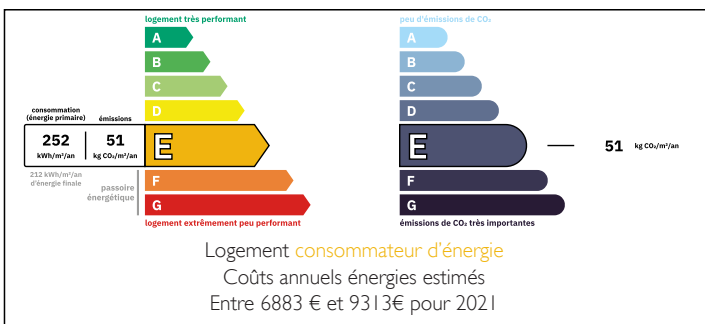
The main part of the house, occupied by the owners, include:

- \* 3 generous sized bedrooms
- \* 2 bathrooms and 3 toilets
- \* A cozy living room with a fireplace
- \* A fully open-plan and equipped kitchen and dining area
- \* A laundry room

The gîte with its own entrance, comprises:

- \* A large living area and fully equipped kitchen
- \* 2 bedrooms
- \* 1 bathroom and WC

## ENERGY - DPE



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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: 2714 EUR**

## NOTES

## DESCRIPTION

Located in the Vallée du Tam renowned for its unspoiled nature and bastide villages, this exceptional character property sits in a peaceful countryside setting. This property will be perfect as a family home and extra income generated by the gîte, a holiday home or even holiday-let as the area attracts visitors.

Set on a 6,000 m<sup>2</sup> wooded plot, the property boasts a peaceful garden complemented by two terraces ideal for relaxing or entertaining.

The current owner accommodation is move-in ready, tastefully renovated and on the ground floor, you'll find:

- An impressive high-ceiling, fully equipped kitchen with its exposed wooden beams and a bright and spacious dining room leading onto a terrace, perfect for al-fresco entertaining
- A cozy sitting room with views onto the garden and a fireplace
- A music room / office, ideal for remote working
- A toilet

A wooden staircase leads to the first floor, where there are spacious and light-drenched bedrooms with stunning views:

- 3 generously sized bedrooms
- 2 large family bathrooms (one ensuite)
- An attic space for storage

With its own private entrance, the gîte consists of:

- A spacious open living area and a fully equipped kitchen leading onto a private terrace, perfect for outdoor dining
- 2 bedrooms (one with a king size bed) and another with 2 beds: ideal for families or friends traveling together
- A large and modern family-size bathroom and a toilet.

Outbuildings include:

- A pigeonnier to be renovated