



BEAUTIFUL RENOVATED HOUSE WITH GITES,  
OUTBUILDING AND SWIMMING POOL ON OVER  
15 HA. GORGEOUS VIEW OF CORDES.

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OVER 15 HA. GORGEOUS  
VIEW OF ...



PROPERTY FACT FILE	
REFERENCE	A21214MAL81
PRICE	€ 625,000 £ 525,750* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	319 m <sup>2</sup>
LAND	156392 m <sup>2</sup>
TOWN	Cordes-sur-Ciel
DEPARTMENT	Tarn
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Ideal for gites, B&B or family home
- Only 3 km from Cordes-sur-Ciel
- Superb view on Cordes-sur-Ciel, classified village
- Dominant position
- Heated pool and large covered terrace

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Very nice restored ensemble consisting of a main house of about 232 m<sup>2</sup>, 2 gites, a convertible barn and a heated swimming pool.

The main house has 4 bedrooms, 2 living rooms, 1 kitchen and each gite has 1 bedroom and 1 kitchen.

## DESCRIPTIF

### \* THE MAIN HOUSE:

On the GROUND FLOOR : beautiful volumes, each room is open on the following one and allows a direct access to the outside by a French window. Charm of the stone and the beams. Travertine floor. Underfloor heating. Double glazing in the whole house. It includes a spacious kitchen (21 m<sup>2</sup>) opening onto the dining room (36 m<sup>2</sup>) and the living room (51 m<sup>2</sup>) with stove, a shower room (5 m<sup>2</sup>) and a toilet.

The 1st FLOOR is composed of 4 nice bedrooms of 20, 17 and 2 of 11 m<sup>2</sup>. Also a spacious bathroom of 12 m<sup>2</sup> with WC and, on both sides of the floor, 2 shower rooms and 2 separate WC. Very pleasant living room of 25 m<sup>2</sup> with fireplace.

Nice parquet floor in all the rooms and the corridor. Electric radiators.

Still on the first floor, outside access at each end of the house allowing to have independent rooms with shower room and WC, ideal for the renting of guest rooms.

Cellar of 30 m<sup>2</sup>. Open garage.

\* GITE 1 (about 42 m<sup>2</sup>) includes 1 spacious room of 28 m<sup>2</sup>, a kitchen and a toilet.

\* GITE 2 (about 45 m<sup>2</sup>) consists, on the ground floor, of a living room with kitchen and a bathroom and, upstairs, a large bedroom of 22 m<sup>2</sup>.

\* Convertible BARN, in good condition, of 132 m<sup>2</sup> on 2 levels

\* HEATED POOL 10 x 5 m

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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<https://leggettprestige.com/luxury-property-for-sale/view/A21214MAL81>

COMPLETE FILE AND PHOTO ON REQUEST



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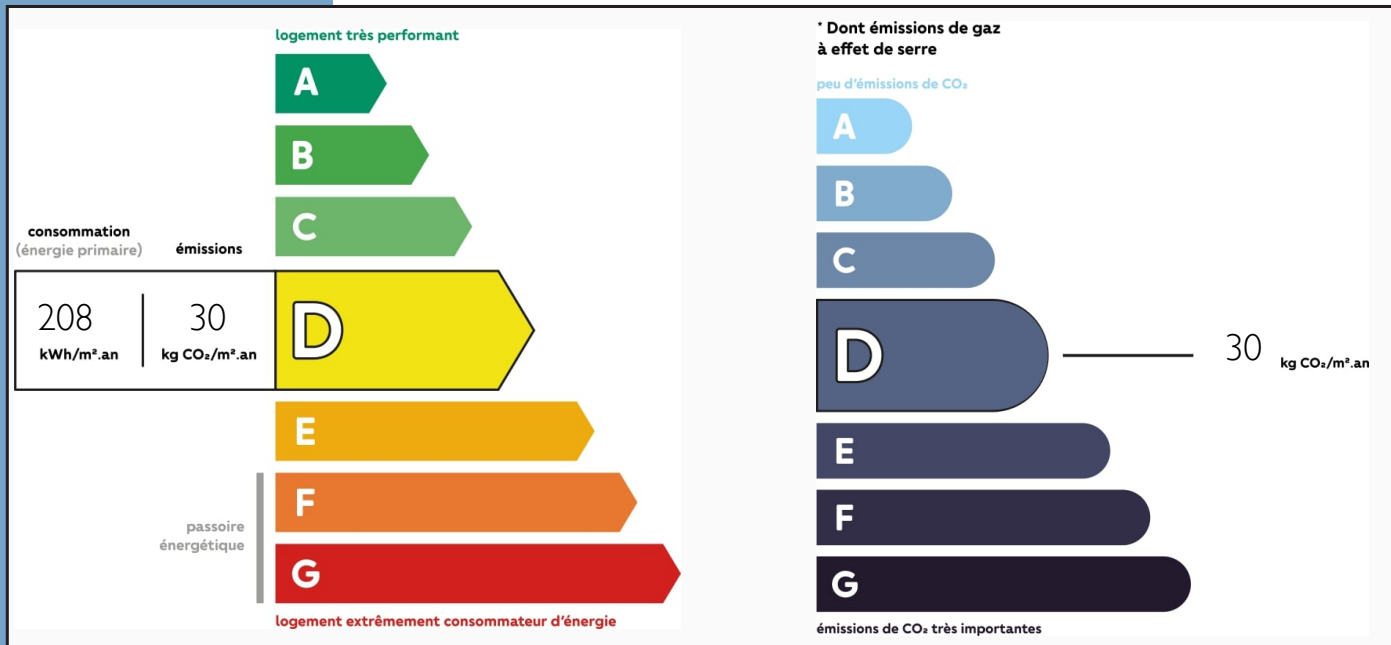
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## ENERGIE-DPE



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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