



5-HECTARE ESTATE WITH 220M² HOUSE, POOL,
80M² GUEST COTTAGE, PROFESSIONAL AND
LEISURE SPACES, HISTORIC CHARM

5-HECTARE ESTATE WITH
220M² HOUSE, POOL, 80M²
GUEST COTTAGE,
PROFESSIONAL AND
LEISURE SPACES, HIST...



| PROPERTY FACT FILE | |
|---|---|
| REFERENCE | A29107SEF81 |
| PRICE | € 1,300,000 £ 0* <small>*agency fees to be paid by the seller</small> |
| BEDROOM | 4 |
| BATHROOM | 3 |
| ACCOMMODATION | 414 m ² |
| LAND | 50000 m ² |
| TOWN | Itzac |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, House, Family Home |
| CONDITION | |
| FEATURES | Swimming Pool, Other Drainage, Garage |
| <small>*Price based on current exchange rate which is subject to change</small> | |



- Historical charm and high-end renovations
- 5-hectare estate with pool
- 220 m² main house.
- Independent 80 m² guesthouse
- 133 m² professional space

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Discover an exceptional estate in Itzac, Tarn, located between Cordes-sur-Ciel and Castelnau-de-Montmiral. Spanning 5 hectares of preserved nature, this estate includes a 220 m² main house, an 80 m² guesthouse, and a 133 m² professional space. Each building has been meticulously renovated, combining historical charm and modern

DESCRIPTION

Discover a haven of peace and beauty in the heart of Tarn, situated between the charming towns of Cordes-sur-Ciel and Castelnau-de-Montmiral. This exceptional estate, meticulously renovated, spans 5 hectares of picturesque landscapes, offering a main house, a guesthouse, a professional space, and several outbuildings. Each element of this property tells a story, blending glorious history with modern and comfortable amenities.

Majestic Welcome

Upon entering the gates of this estate, you will be instantly transported to a world of charm and history. The imposing stone buildings, organized around a 240 m² interior courtyard, create a unique and welcoming atmosphere. The white stone walls, numerous cut stones, and floors in Lot stone or ceramic combine to offer a stunning visual spectacle. The stone staircase on a Saracen arch and the French ceilings add a touch of majesty, while the impressive brick fireplaces and infinite rows of eaves testify to the craftsmanship of bygone artisans. Every detail, down to the copper gutters, has been carefully restored to preserve the authenticity and splendor of this unique place.

The Main Residence

The main house, with a surface area of 220 m², combines elegance and comfort in its generous volumes and refined finishes.

Ground Floor:

Spacious living room of 60 m²: A bright room that opens onto a veranda currently used as an artist's studio, offering a breathtaking view of the garden. This living room is ideal for moments of relaxation a...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29107SEF81>

COMPLETE FILE AND PHOTO ON REQUEST

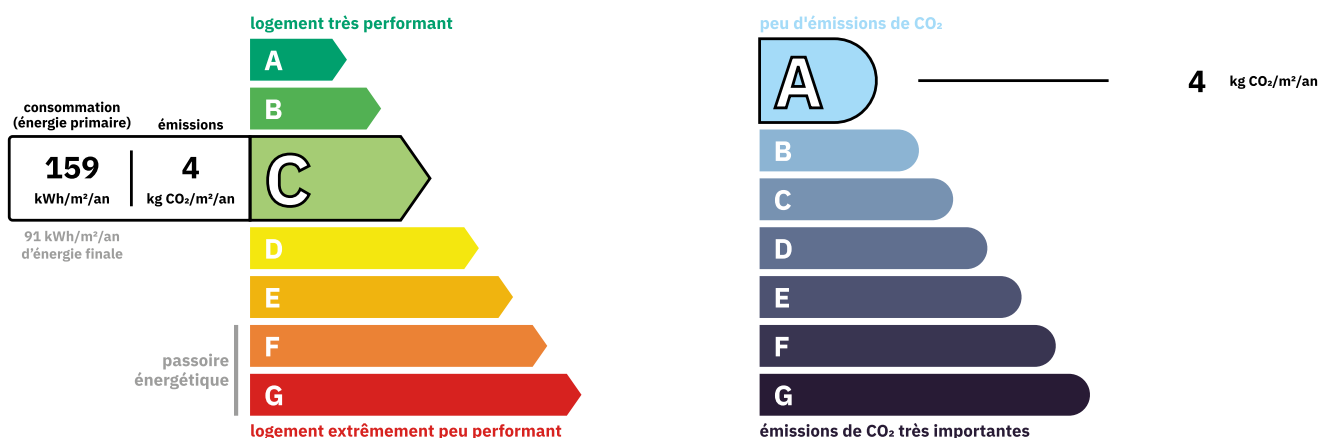


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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 940 € and 1310€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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AND PHOTOS
ON REQUEST

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