



## 5-HECTARE ESTATE WITH 220M<sup>2</sup> HOUSE, POOL, 80M<sup>2</sup> GUEST COTTAGE, PROFESSIONAL AND LEISURE SPACES, HISTORIC CHARM



5-HECTARE ESTATE WITH  
220M<sup>2</sup> HOUSE, POOL, 80M<sup>2</sup>  
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 <sup>2</sup>
LAND	50000 m <sup>2</sup>
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 m<sup>2</sup> main house.
- Independent 80 m<sup>2</sup> guesthouse
- 133 m<sup>2</sup> 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 m<sup>2</sup> main house, an 80 m<sup>2</sup> guesthouse, and a 133 m<sup>2</sup> professional space. Each building has been meticulously renovated, combining historical charm and modern

## DESCRIPTIF

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 m<sup>2</sup> 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 m<sup>2</sup>, combines elegance and comfort in its generous volumes and refined finishes.

### Ground Floor:

Spacious living room of 60 m<sup>2</sup>: 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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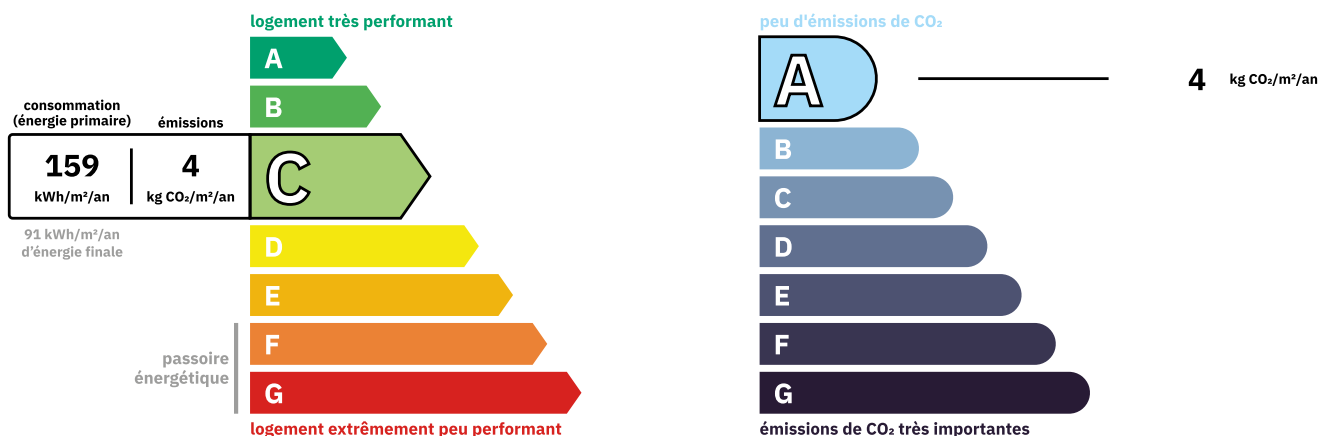
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## ENERGIE-DPE

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

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1: 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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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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