

Beautiful renovated house with gites, outbuilding and swimming pool on over 15 ha. Gorgeous view of Cordes.

EXCLUSIVE



## INFORMATION

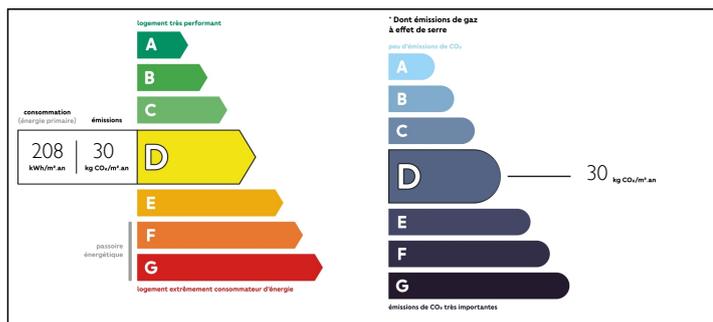
Town:	Cordes-sur-Ciel
Department:	Tarn
Bed:	6
Bath:	4
Floor:	319 m2
Plot Size:	156392 m2

## IN BRIEF

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. A very spacious covered terrace allows you to enjoy a very natural and peaceful environment and to admire the magnificent view of Cordes. The property, surrounded by meadows essentially, on more than 15 ha, is ideal to welcome horses for example. Only 3 km from Cordes and 27 km from Albi.



## 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.



## DESCRIPTION

### \* 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

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Information about risks to which this property is exposed is available on the...

## LOCAL TAXES

Taxe foncière: 2457 EUR

Taxe habitation: 1425 EUR

## NOTES