



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660
Web Site : <https://www.abafim-prestige.com>
You can contact us by email using contact@abafim.com

Exceptional 14ha Estate

1 355 000 € [Fees paid by the seller]

- Reference : AF26051
- Number of rooms : 10
- Number of bedrooms : 6
- Living space : 450 m²
- Land size : 140 000 m²
- Local taxes : 2 700 €



Located one hour from Toulouse is this beautiful manor house property situated in an exceptional, quiet environment and isolated away from any neighbours. This home consists of two sitting rooms, a dining room, kitchen, library, six bedrooms, four bathrooms and three washrooms. The property has 14 hectares of grounds including a swimming pool and dominates the local area with views of the surrounding countryside and nearby lake. A unique property for your new life in France.

On entering the property you will adore the imposing 30m² entrance hall, welcoming and cosy. To the right is the 27m² sitting room with nice open fireplace, a 25m² library complete with Charles X pool table and the 40m² living room, soothing and bathed in natural light.

To the left of the entrance is the 28m² dining room complete with magnificent original fireplace, the 25m² kitchen which is fully fitted and professionally equipped, a 14m² larder/laundry room and finally a 6m² washroom.

The splendid original staircase leads up to a big landing serving four bedrooms (18, 20, 24 & 25m²) each equipped with private bathroom.

The second floor has two master bedroom suites, each of 44m² and with sitting room, bedroom, shower and toilet. A 12m² walk-in wardrobe is also on this floor. Between these two upper floors and above the living room you have 100m² of loft space to exploit as you wish.

Outside, you will adore the 200m² covered terrace with summer kitchen, sitting area, toilets and an exceptional view of the nearby lake. A second, 70m² terrace to the north allows an 180° of the lake. You may

relax next to the 12x5m swimming pool (salt-treated) and enjoy the superb view.

Another outbuilding offers 150m² of space to develop a tourist or leisure activity.

The location is quite simply, magic. An isolated, quiet location with no overlooking neighbours nestled in this preserved countryside location. The 14 hectares of grounds assure tranquility.

This superb property has been fully and tastefully renovated using quality materials. The roof is covered in tile with 400mm of glass wool insulation. Windows are wooden framed and double glazed. The wooding flooring has been soundproofing insulation. Heating is provided by a fuel-powered heater. Wiring is up to current regulations as is the septic tank system which serves the property.

You will be close to all commerce and services. One hour from Toulouse and it's international airport, 1h15 from Spain and from skiing, 2h from the Atlantic Ocean and 2h30 from the Mediterranean Coast.

ENERGY CONSUMPTION : D (138)

GREENHOUSE GAS : D (41)