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A stone property with superb views

Flexible accommodation including an annex

Convenient for road, rail and air links

Beautifully restored and upgraded throughout

Further development potential

DPE = 122 [C] GES = 3 [A]



Lisle-sur-Tarn, Tarn
Ref 10321

€450 000

An idyllic hilltop farmhouse and former vineyard with all modern amenities and which has been in the same ownership for many years - a fantastic opportunity to acquire a well located and sympathetically restored property with the very best views in the area.

The renovated stone farmhouse has five bedrooms, four bathrooms and two kitchens. These have been configured as an extremely flexible layout which would suit a variety of living arrangements. The layout includes an annex/granny/friends/disabled persons accommodation with the potential for a secondary income from the property plus there is further development potential if required. Renovation work includes the roof which has been restored and insulated throughout. There are modern electrics and plumbing. The bathrooms are of a high standard and there is oak framed double glazing. The house has several eco-friendly features such as a Mitsubishi heat pump and a Jotul log burner, both of which contribute to a high efficiency rating. The house is set in approximately 8000 m2 of grounds which are mainly laid to lawn and borders with tree lined driveways to and from the house. It is south facing with incredible views of both the sunrise and sunset on most days of the year.

GROUND FLOOR

Kitchen/dining room 1 30m2
Kitchen/dining room/sitting room 2 25m2
Living room 20m2
Office with adjacent WC 15m2
Bedroom 4 and en-suite 21m2
Bedroom 5 and en-suite 19m2
Utility space 5m2

FIRST FLOOR

Bedroom 1, including a shower 22m2
Bedroom 2 15m2
Bedroom 3 12m2
Family Bathroom 10m2
Landing 5m2

ATTIC SPACE 60m2 overall, with 20m2 standing space

OUTBUILDINGS

First floor of annex (barn) 80m2
Would make a large multipurpose living space - height 4m at sides to 6m in centre. Roof renovated and fully insulated.
Hanger 80m2
Large under cover area to rear of property. Roof renovated and fully insulated.
Open garage 25m2
Plus adjoining out-buildings suitable for use as laundry, shed space.

GARDENS AND GROUNDS

The grounds extend to just under 8000 sq. m. which are laid to lawn and borders with low maintenance in mind. Particularly impressive are the entrance and exit driveways. Entrance is through a wrought iron gate and up a driveway of about 100m lined with mulberry trees and lavender. The land is bordered by hedges and fencing and there are a variety of trees including fig, walnut and oak. To the rear is a large on-surface swimming pool with shrubs and borders. The rear driveway is bordered by pinnacle Mediterranean pines on one side and oak woodland on the other. There is a summer house with amazing panoramic view.

ADDITIONAL INFORMATION

Heating

Heat pump air to air, heating and cooling (annex). Jotul log burner, living room. Under floor heating in two bathrooms (annex). Heat pump air to air, heating and cooling, landing first floor.

Septic tank drainage

High speed internet connection

220m2 of habitable accommodation

Total land area = approx 8000m2

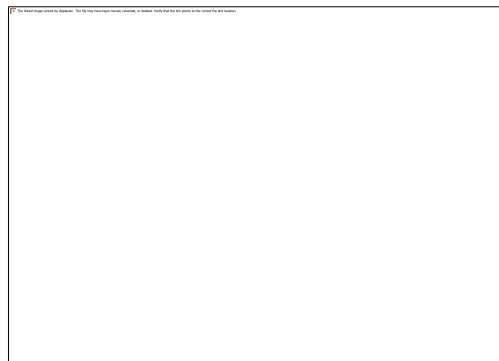
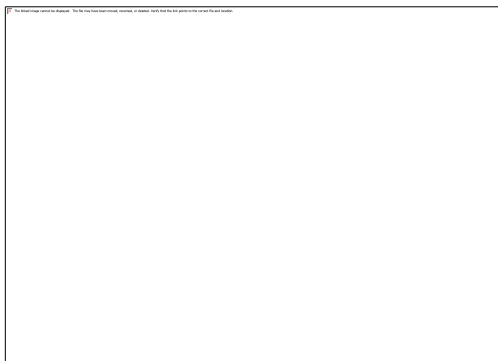
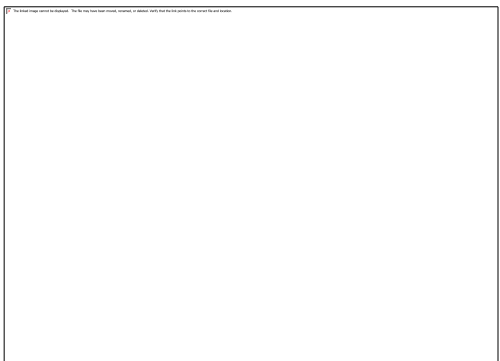
Recent tax fonciere = 1160 euros p.a

Closest shops and services.

Five minutes by car - with shop, bakery, post office, newsagents, hair dressers, doctors, fuel station, bank, cafes, bar etc

ABOUT THE AREA

Only a short distance from the UNESCO city of Albi, the property is well situated to benefit from the wide range of modern facilities that the surrounding towns and villages have to offer. The area is well catered for medically, educationally and socially and has excellent transport links. Vibrant markets with a huge range of high quality local produce, craft fairs and vide greniers are held throughout the year. The area is dynamic and economically prosperous with all day to day amenities easily available. Excellent road, rail and air links are within easy reach - the A68 motorway is 5 minutes away, the local railway station is 15 minutes away and you can get to Toulouse airport in around 45 minutes. The immediate location is peaceful, only five minutes from local facilities and in an area that continues to benefit considerably from economic development.



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.