



House

AMBIALET (81)

905 000 €



509 m²



22 pièce(s)



10 chambre(s)

PROPERTY DESCRIPTION

Albi 20 minutes away. Located in a dominant position in a quiet environment halfway between Villefranche-d'Albigeois and Ambialet, I invite you to come and discover this property, made up of 3 dwellings developing 509 m² and agricultural outbuildings on adjoining land of 41 ha. The living space is made up of 3 accommodations, including 2 currently inhabited which will need to be refreshed (with a total surface area of approximately 399 m²), and one to be restored (110 m²), under which you will find 95 m² of cellar. The living area is notably made up of 10 bedrooms and 7 bathrooms, and beautiful living rooms including a 56 m² living room. Heating is provided by a wood boiler from 2012. In the annexes you will benefit from 2200 m² of outbuildings and agricultural buildings (sheepfold, stable, barn, milking parlor, garage, etc.) The agricultural operation (goat and cattle breeding, production dairy, cereals) is complemented by agrotourism and a bed and breakfast activity which is very easily developed due to the demand and the proximity of the town of Albi (classified as a UNESCO world heritage site - 1.4 million visitors per year). The land is entirely adjacent to the farm, with a 3/4 meadow 1/4 forest distribution and has 2 wells. The possibilities are numerous: farming, guest rooms, tourist lodge, agrotourism, agrivoltaism, breeding, participatory housing... Do not hesitate to contact me for more information. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,23% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 830709

Property type House

Year of construction 1950

Vie Vue dégagée, Panoramique, sur Forêt, sur Jardin

Furnished Yes

SURFACES

Living space 509 m²

Land surface 410000 m²

COMPOSITION

Number of rooms 22

Number of bedrooms 10

Number of bathrooms 3

Toilets count 4

Washrooms 4

Balcony 1

Terrace 1

DPE/GES

DPE 221

GES 7

APPENDIX

Parking extérieur

Parking space 20

Garage 3

Cellar 1

Videophone Non

SERVICES

Heater bois

Kitchen américaine



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