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Charming and substantial country property

Light and airy, well proportioned rooms

A calm setting with magical views

Extensively updated, yet retaining its character

Modern comforts in a classic setting

Convenient for Toulouse and Albi



Bruniquel, Tarn et Garonne
Ref: 10442

€890,000

This charming and irresistibly priced historic stone presbytery is in an exceptional corner of SW France. It has been painstakingly yet sympathetically restored to create a wonderful home!

The main residence includes 5 en-suite bedrooms, very large reception rooms and a good range of domestic offices. Above the main house is a 225m² attic which is well lit, air conditioned and which is crying out to be used either as an extension of the family home or for commercial purposes.

Across a substantial cloistered courtyard (the property was once a presbytery) stands a fine old stone chapel which is currently used for summer entertaining and overflow accommodation. It is also a useful and luxurious, cool extension to the large, sheltered swimming pool and its terrace!

The 3 acre park-like gardens boast a small lake by a willow tree with shade and "intrigue" for visitors young and old. Garaging for up to 5 cars is accessed off the second of the two drives.

The surrounding area is a delight with the two chateaux of historic Bruniquel perched high above the River Aveyron as it enters its majestic limestone gorge. Village markets abound, yet there are excellent, nearby high-speed road, rail and international air connections that, with good shopping, are all conveniently located.

The owners have produced a comprehensive website of their own which includes a video and interactive floor-plan. You are invited to view it either via our website or using this link: www.frenchproperty.me

THE HOUSE

The ground floor of the house has a kitchen/snug of approximately 64m² which opens to a games room and a range of useful utility areas such as pantry, laundry, workshop and garaging. Upstairs is a formal dining room, drawing room and study. Here you will also find the five en-suite bedrooms and stairs to the large, air-conditioned attic – which is waiting for the opportunity to be developed further.

THE CHAPEL

Across the old cloisters, which now form a very attractive courtyard garden, is the presbytery's original chapel. This historic building is now used as summer extension to the family home and has a summer dining room as well as first and second floor reception rooms, two bedrooms and a shower room.

ABOUT THE AREA

Mediaeval Bruniquel is classified as one of France's "Most beautiful villages". It is also the place where, buried underneath the village, the earliest evidence of Neandethal man was found. There is proof that he lived here 176,500 years ago. You can see more about this if you check out the link on our website.

The region boasts stunning, peaceful country roads through forests and vineyards, all perfect for ramblers and riders, whilst the exciting Aveyron Gorge attracts climbers and kayakers. It is this wealth of wildlife and picturesque village views that inspires generations of artists.

Most local villages have good weekly markets (on different days!). Ten minutes distant is an excellent Boulangerie and larger supermarket whilst some 15 minutes away are a range of excellent supermarkets and most other required services. The town of Montauban is 25 minutes distant with access to high speed rail and the autoroute as well as a wide range of shopping options to satisfy most needs. The cities of Albi and Toulouse are both great cultural centres with Toulouse famous for Airbus, aerospace, medical and scientific research all helping to spawn a University population of 120,000 (10 per cent of which come from overseas!).

THE GARDENS

The gardens are mainly grassed but they include areas for games and recreation, a wide range of productive fruit and nut trees and shade from the spring and summer sunshine. Between the terraced lawn and the ancient 'dependence', is a summer kitchen with built-in barbecue and a large outside dining area under a bamboo awning cut from the gardens.

ADDITIONAL INFORMATION

Heating - Oil and heat pump linked for maximum efficiency
Drainage - via a septic tank installed new some 10 years ago

Habitable Accommodation -730m²

Approx Land Area - 1.29 hectares

Toulouse Airport – is 55 minutes away

Closest shops and services – Bruniquel has a small supermarket and is 1 Km away on a straight-line walk, but the terrain is tough and a bicycle or car may be more appropriate!



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.