

Enchanting chalet in the French countryside of the Black Mountains near Lac des Montagnès with a stunning view

EXCLUSIVE



## INFORMATION

Town:	Mazamet
Department:	Tarn
Bed:	3
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	2100 m <sup>2</sup>

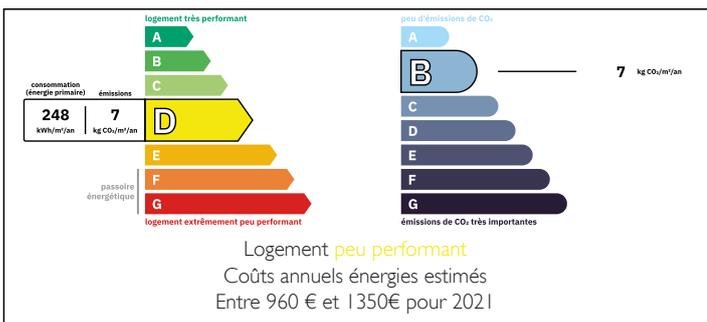
## IN BRIEF

Peaceful 100m<sup>2</sup> chalet and 2000m<sup>2</sup> of land with 3 bedrooms, 2 bathrooms, a garage, and summer kitchen

Located in an idyllic village, just 5 minutes' drive from the gorgeous "Lac des Montagnès", you'll find this peaceful chalet that comes fully furnished and is move-in-ready.

Whether you're looking for a full-time residence or a holiday home, this property is perfect for anyone who enjoys a serene lifestyle.

## ENERGY - DPE



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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 property is arranged over 3 storeys. The lower level enters into the garage area, perfect for storage and parking a car. Beyond, there is separate accommodation including a bedroom (internal window), shower room with WC, large hall space and room currently a laundry room but with potential as a kitchen. This could become an independent apartment.

Heading to the ground floor, accessible via steps from the garden or through the garage, you'll find the cosy and welcoming living area, flooded with light and featuring an intimate dining area and kitchen. The wood-burning stove is perfect for those cool winter nights. There's also a wraparound terrace that allows you to choose a sunny or shady spot to sip your chilled rosé on a hot summer day. Upstairs are two bedrooms with plenty of built-in storage. They share a balcony with a spectacular view down towards Mazamet. The bathroom has separate bath and shower.

Just a stone's throw from this chalet, you'll find the beautiful Lac des Montagnès where you can spend time swimming, cycling or hiking, or even get a bite to eat at one of the lakeside restaurants. From the house, it's an easy and beautiful walk of around 40 minutes. There is free public transportation in the summer between the lake and Mazamet, or a 10-minute drive from the house. Mazamet is a thriving market town with all amenities and many clubs and associations, and approximately 11,000 inhabitants.

The chalet is on...

## LOCAL TAXES

Taxe foncière: **978 EUR**

Taxe habitation: **EUR**

## NOTES