

Exclusive: A spacious bourgeois in-town home with pleasant garden walk into the town of Labastide-Rouairoux

EXCLUSIVE



## INFORMATION

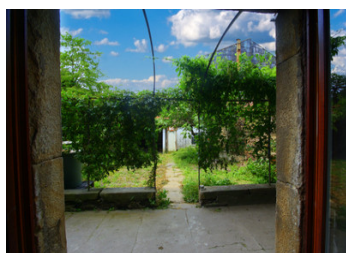
|             |                     |
|-------------|---------------------|
| Town:       | Labastide-Rouairoux |
| Department: | Tarn                |
| Bed:        | 4                   |
| Bath:       | 3                   |
| Floor:      | 130 m2              |
| Plot Size:  | 219 m2              |

## IN BRIEF

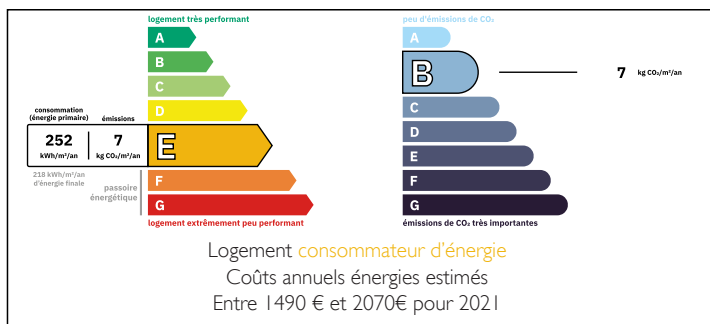
In the extreme south of the Tarn department, in the centre of the charming village of Labastide Rouairoux, on the border with the Hérault, you'll find this beautiful house. A testimony to the village's rich textile past, this house of character is just waiting for its new, happy owners.

Having belonged to the town's notables, you'll be surprised by the quality of its construction. You're sure to fall under the spell of its spacious layout, with 135m2 of living space spread over 3 levels, and you'll be able to enjoy a terrace to the rear and a fully enclosed garden of more than 100m2, which is truly exceptional in the heart of the town. This highly sought-after house should not remain on the market for long.

Ask for our video tour!....



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

From the little-used roadside, the beautiful wrought iron entrance door sets the tone. It opens onto a beautiful 7m<sup>2</sup> hallway that leads into a 24m<sup>2</sup> kitchen with double doors, one of which opens directly onto the lovely terrace. This room is fitted with a wood-burning stove and plenty of storage space. The architectural details of fine bourgeois houses are striking throughout: parquet flooring, fireplaces, woodwork with attractive frames....A bright 15m<sup>2</sup> lounge on the garden side adjoins the kitchen. The lounge can also be accessed from the entrance hall. We now return to the 1st floor via the beautiful wooden and wrought iron spiral staircase, arriving on the 10m<sup>2</sup> landing that houses the first 15m<sup>2</sup> bedroom, which communicates with a 7m<sup>2</sup> shower room with WC, a second 11m<sup>2</sup> bedroom that also communicates with this shower room, and finally, back on the landing, a WC and shower complete this level.

The staircase then leads to the second floor, which has the same layout with its two bedrooms and large 11m<sup>2</sup> bathroom. A few more steps take you up to the fully insulated attic.

Back on the ground floor, and in the kitchen, we head out onto the terrace, which is so peaceful, what a privileged space!

You'll be able to enjoy sweet moments of conviviality with family or friends in the shade. Here, it's hard to believe you're in the centre of the village, what a luxury to be able to enjoy this beautiful outdoor space just a stone's...

## LOCAL TAXES

**Taxe foncière:** 552 EUR

**Taxe habitation:** EUR

## NOTES