

TARN / Village house to renovate in the heart of Labastide Rouairoux.

EXCLUSIVE



INFORMATION

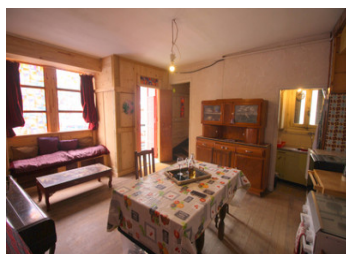
Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	0 m2

IN BRIEF

In the centre of the village of Labastide Rouairoux, in the extreme south of the department of the Tarn, on the border with the Hérault, is this house to renovate, without garage but parking in front of the house, and without garden.

The 69m2 of living space is spread over 3 levels, and there is a cellar.

Just a stone's throw from shops and amenities, it would be perfect as a main residence or holiday home. An opportunity not to be missed in the Parc Naturel Régional du Haut Languedoc, just an hour from the Mediterranean coast.

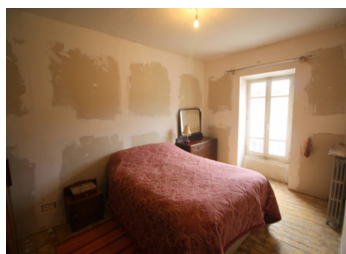


ENERGY - DPE

DPE not required.

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

Through the entrance hall, the small hall leads to the living room with its kitchen area.

The first floor currently houses a lounge, which could easily be converted into a bedroom. There is a bathroom with WC on this level.

The second floor comprises a second bedroom and a bathroom similar to that on the lower floor, which needs to be finished.

A cellar houses the oil-fired boiler and can be accessed from the street or from the main room.

This attractively priced house represents a great opportunity to acquire a pied à terre in the south of France, it's just waiting for you, far from the heat of the Mediterranean coast, come and taste the spirit of the Midi in our beautiful Occitanie region.

LOCAL TAXES

Taxe foncière: 314 EUR

Taxe habitation: EUR

NOTES

Location:

In a village with the main shops, bars, schools, college, banks and restaurants.

Hikers and cyclists will be spoilt for choice by the surrounding unspoilt countryside of the Montagne Noire and the Voie Verte .

Labastide-Rouairoux has a weekly market, as does the neighbouring town of Saint Pons de Thomieres, capital of the Parc Naturel Régional du Haut Languedoc, which dates back to the Stone Age, as evidenced by its prehistory museum.

Labastide also boasts a textile museum, demonstrating the wealth of know-how and industrial heritage of the Tam, as well as the textile epic for which the village is famous.

A little further afield, the Minervois and Saint Chinianais vineyards can be reached in less than half an hour's drive, and the Mediterranean beaches in...