

Inviting village home in the French mountains, south-west France, Montagne Noire



INFORMATION

Town:	Arfons
Department:	Tarn
Bed:	5
Bath:	1
Floor:	172 m2
Plot Size:	385 m2



IN BRIEF

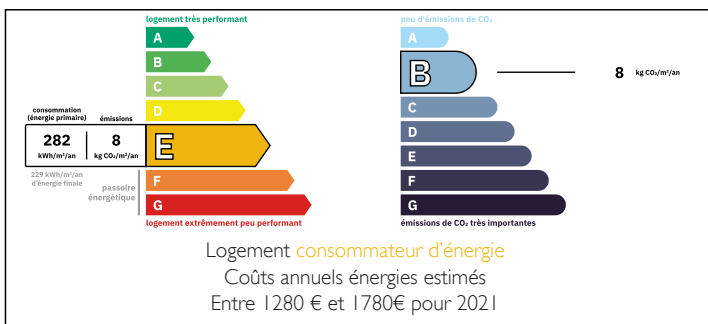
Come and enjoy life in a typically warm and friendly mountain village in south-west France. Tucked away in the Montagne Noire, surrounded by forests, lakes and rolling fields, this quaint village house gives easy access to local amenities as well as to the vast mountain scenery. An open-plan living space with exposed beams and sliding glass doors to the garden feels welcoming and cosy. The recently installed bathroom is a treat in a house of this age.

Manageable, enclosed garden for outdoor dining and relaxation.

No work required, unpack and settle in. An unfinished area of the attic offers potential for further improvement if you feel motivated.

Perfect balance of historic charm and modern comfort. The ideal lock-up-and-leave holiday property, as well as a welcoming permanent residence.

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.



LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

From the road, through the gate to enter the secluded garden where we find the front door. Entrance hall with space for coats and shoes, electricity fuse board in cupboard.

Through to large, open-plan living space. Very usable kitchen arranged in one corner, Gas hob, electric oven, large island, black slate work surface.

Wood-burning stove with ventilated system of ducting taking heat to the upstairs rooms. This system heats the entire house and keeps it at a cosy temperature throughout the winter.

Plenty of room for dining table and chairs, lounge seating in front of the fire.

Larder plus storage cupboard under stairs.

Access to garden via large sliding glass doors giving onto concrete patio area, further to lawn, shed at far end. The garden is granted privacy by a large hedge on the road side and a high wall on the boundary with the neighbours' garden. Mature climbing plants provide interest and shade.

From the living area, wooden stairs up to 1st floor. Here we find:

One large double bedroom with walk-in wardrobe, views to garden

One double bedroom with view to quiet street

One bedroom with view to quiet street through cute little square window

At the end of the corridor, space for washing machine

Large, modern bathroom with double wash basins, WC, generous bath and spacious glazed shower, tiled floor, view to garden

From the corridor, door opens to stairs up to attic rooms:

Large landing area with potential as playroom, bedroom, office, library...

One large and interesting space with "Velux"-type roof lights, exposed...