

Tarn/Herault: Large building plot in elevated position with superb views services available; ideal self build



INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2450 m2

IN BRIEF

A superb opportunity for self-build, this south facing plot totalling 2,450m2, situated in the charming town of Labastide-Rouairoux could accommodate your dream home; its elevated position affords beautiful views the higher you climb to the garden behind, ending at a forest track at the top; its elevation from the quiet road below assures privacy



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

The plot consists of 9 parcels of land totalling 2,450m² sloping up the hillside, but with terraces retained by charming old dry stone walls; of these parcels 5 are building plots totalling 650m²; mains water is already present, electricity ready to connect as is mains drainage in the road below; fibre is now present in the village; the situation would perhaps lend itself to a beautiful wooden chalet construction (given its access elevation from the road) amongst other possibilities.

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 Thomières, 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 Tarn, as well as the textile epic for which the village is famous.

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

The property is equidistant from the airports at Carcassonne and Béziers, with a journey time that is almost the same.

Toulouse and Montpellier are a little further away (1h45mins) and Castres airport is only 30 minutes away.

Information about...

LOCAL TAXES

Taxe habitation: EUR

NOTES