

Great new price for this country retreat in SW France! Cosy, pool with great views. Lettings potential.



INFORMATION

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| Town: | Lautrec |
| Department: | Tarn |
| Bed: | 5 |
| Bath: | 4 |
| Floor: | 230 m2 |
| Plot Size: | 4085 m2 |



IN BRIEF

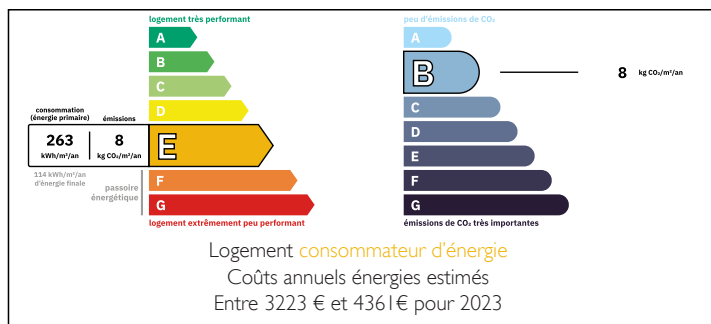
With a new price, this is a real find. It could be your perfect place in the sun! Large former farmhouse enjoys sweeping views across the hills and valleys of the Tarn in the south of France, a beautiful, unspoilt corner of the south-west. A short drive from the medieval fortified town of Lautrec with its quaint streets and inviting cafés and restaurants.

With quality accommodation and plenty of bathrooms, as well as the potential for creating an accessible ground floor bedroom suite, the house is ideal as a family home, second home, bed-and-breakfast business or holiday lets.

The outside amenities include a delightful dining area shaded by its jasmine pergola, swimming pool with cover, boules/petanque piste, barbecue and a small orchard. All of this is nicely distributed over well-kept lawns and borders.

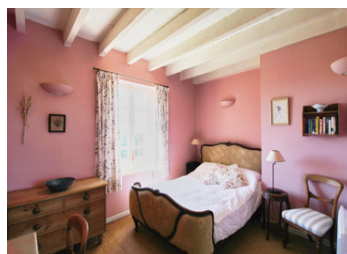
Add in the air of complete peace and...

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: 800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter through the front door directly into the main living space (50 m²) with kitchen and dining area at one end, and seating around the open fireplace at the other. Large French windows giving onto the garden.

Wooden staircase to 1st floor bedrooms 1 and 2.

Right, into second reception room (28 m²) which could easily be transformed into a generous ground-floor bedroom suite accessible to wheelchair users, those with mobility issues, with disabilities. It could also be opened up to create one large open living space with the hearth and chimney breast as a division. Large French windows giving onto garden.

From main living space through to WC and utility room with large walk-in larder/closet. Hot water tank, laundry sink. Second staircase, 90° wooden stairs to first floor:

Bedroom 3 (20 m²) with private bathroom. Bath, glass screen, with shower over, basin, WC.

The utility room and bedroom/bathroom suite above could be transformed into a small self-contained unit.

Accessed from stairs in living room:

First floor:

Bedroom 1 (15 m²) with private bathroom, overlooking garden. Corner bath, separate shower, basin, WC.

Bedroom 2 (15 m²) with views to garden and private bathroom overlooking fields. Bath, glass screen, shower over, basin, WC.

Hot water tank in cupboard in the corridor.

Stairs up to second floor:

Two bedrooms of approximately 14 m² each, under the eaves. Small windows to garden. With plenty of space despite the sloping ceilings, they share a