

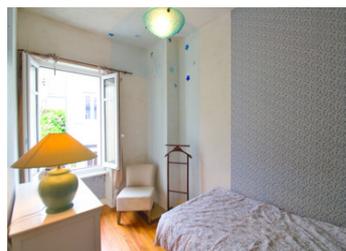
Incredible bargain! Cute lock-up-and-leave, lovely views. Village 12 km from Mazamet, Tarn, southern France.

EXCLUSIVE



INFORMATION

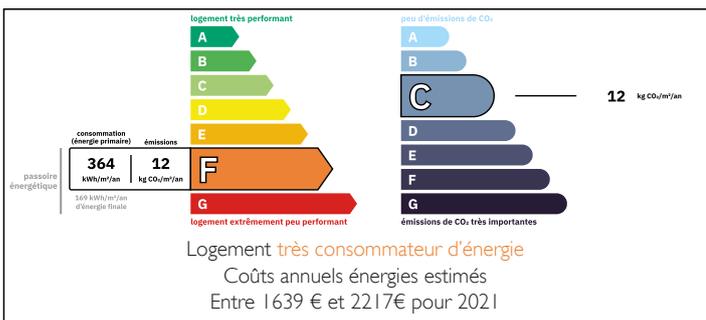
Town:	Mazamet
Department:	Tarn
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	0 m2



IN BRIEF

Looking for a village house that's cheap and easy to run, that will cause no fuss when you lock it up to go back home or head off for a few days at the office? Look no further! This cute village property in the Tarn, South of France is a little gem. Many recent upgrades but retains its charm and little surprises. In the region of Occitanie/Midi-Pyrénées, set in the Montagne Noire with easy access to hill walks and rides, outdoor sports, lakes and rivers for swimming and fishing. A perfect get-away or ideal spot for working from home in total peace. This area retains its authentically French/Occitan nature and attracts visitors who enjoy the outdoors, history, local culture and good food. This is a genuine bargain!

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

Enter from the very quiet street directly into the main living room. New front door, double-glazed windows. Wood burner with recent flue installation. Cement tile floors.

Small "Turkish-style" WC in hallway between this room and the -

Cellar space at the back of the house, carved from the rock of the mountainside. Cool, well ventilated with new system. Water heater, storage space.

Handsome wooden staircase up to first floor:

Large closet on landing with double wooden doors . Left from landing - large front room overlooking gardens, fields and church with mountains beyond. Very nice view. Double-glazed window. Wooden parquet floor.

Right from landing - spacious (for a village house) kitchen on new concrete floor slab. Vintage wooden kitchen cabinets and sink could use some careful attention. Partially tiled walls. Access to rear of house.

Stairs up to second floor:

Large closet on landing with double wooden doors hiding a WC.

Left from landing, large front room with double-glazed window and even longer views to mountains than from first floor.

Right from landing: Shower room in need of updating but perfectly functional. Through to single bedroom with double-glazed window, view to rear.

Ladder stair to loft hatch. Loft insulated and dry. Roof replaced in 2006.

Although this house is classed as "F" for energy use, its very low property taxes and solid stone construction with modern doors and windows mean that it is cheap to run. Improvements could be made, of course, but it already works well with occasional heat...

LOCAL TAXES

Taxe foncière: 432 EUR

Taxe habitation: EUR

NOTES