

TARN: Labastide Rouairoux Rare! In a very quiet area, 2 houses with garages, veranda, garden and land.



INFORMATION

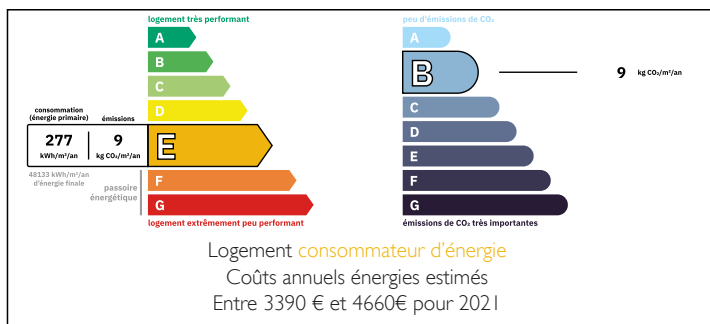
Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	4
Bath:	2
Floor:	173.5 m2
Plot Size:	3216 m2



IN BRIEF

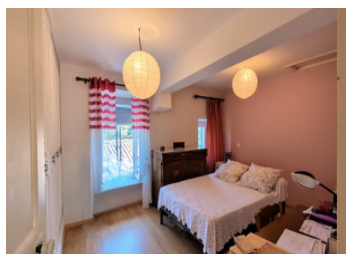
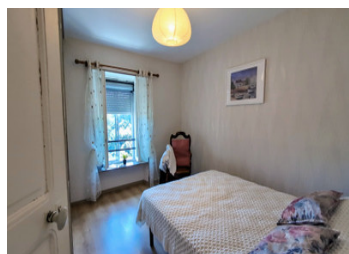
UNDER OFFER | Just a 5-minute drive from the centre of the village of Labastide Rouairoux, in the extreme south of the Tarn department, on the border with the Hérault, lies this property development. Comprising two houses built in 1957, one of which has been completely renovated, this is an incredible opportunity. Its location is already unique, as it is in one of the most sought-after areas of the village, in a quiet, sunny spot. It has to be said that everything is sold and everything sells, as a house only stays on the market for a very short time! The house has two garages and 2 entrances, and could be converted into independent accommodation after some renovation work on the first floor. What's more, the adjoining 3200m2 plot is a real bonus! This house would be ideal...

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:	1600 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Let's begin our visit, charmed by the peace and quiet that reigns in this atypical part of the village, as we discover this large building that stands proudly on its own!

We have a choice of entrances, so let's take the first staircase that leads us to the renovated dwelling. First of all, there's a 15 m² kitchen, which is wonderfully bright thanks to its large adjoining veranda. This is a real living room, heated and opening onto the entire plot at the back, with an ideal space for a summer kitchen nearby, a terrace and nature as far as the eye can see....

Back in the kitchen, a corridor leads to the 25m² living/dining room with wood burner and air conditioning.

Then there are 2 beautiful, light-filled bedrooms of between 12 and 14 m² with floating parquet floors, all with the charm of country houses! A separate toilet and bathroom complete this level.

The lower floor is now home to a new dwelling that you will need to refresh and renovate if you want to enjoy the same level of comfort as upstairs. There is an old kitchen, 2 good bedrooms, a shower room and a toilet.

The basement also has 2 garages, an old kitchen, a toilet and plenty of storage space.

The house has double and single glazing, it has been insulated, its heating is provided by a heat pump and the roof is regularly serviced! It's a real bargain that you're going to have to snap...