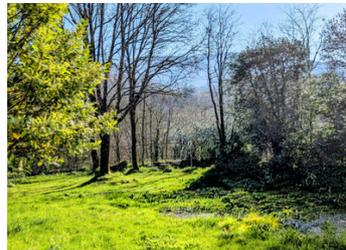


TARN: Labastide Rouairoux Unique: beautiful town house with swimming pool and garage.



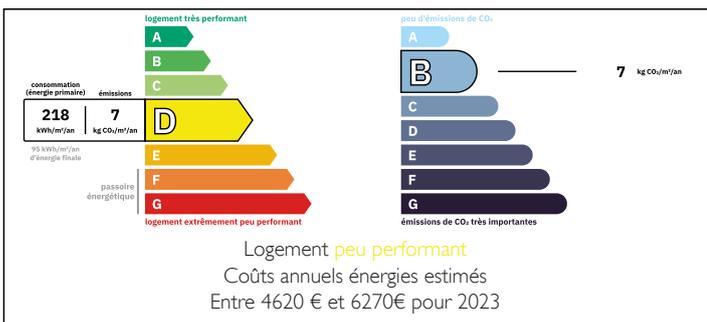
## INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	8
Bath:	4
Floor:	282 m2
Plot Size:	2351 m2

## IN BRIEF

Unique opportunity 5 minutes from the centre of the village, with this beautiful bourgeois character house of 282 m2 currently being renovated, its adjoining grounds of 2621m2 with terrace, very recent saltwater swimming pool and large premises that can be used as a garage and storage of 160 m2. This property would be ideal for a bed and breakfast or guest house project, located close to the Passa Pais greenway, a former railway line that has been converted into a soft mobility area, stretching for 75 km between Bédarieux and Béziers, to the delight of cyclists and walkers. Its location on the Hérault border, less than 1km away, is a major asset to consider, as it is one of the last remaining affordable towns in the south of France, just 1h15 from the first beaches of the Mediterranean.

## 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

Let's get started with a tour of this 3-storey house, whose unusual architecture will win you over. South-facing, it faces our beautiful Montagne Noire and the Roc des Biaunes, which rises to 824 m! Its large terrace lets you make the most of the sunshine, while also enjoying its beautiful heated saltwater swimming pool. For the hottest hours of the day, the large garden is perfect if you're looking for a shady spot to laze around, ideal isn't it?

Let's go into the house now, the owner has undertaken its renovation. Judge for yourself: installation of double-glazed joinery, insulation, electricity, plumbing, and installation of high-performance electric radiators, and replacement of the roof overhang. These are the main and most expensive areas of renovation.

This house has enormous potential, with 8 bedrooms, all with en-suite shower rooms, a kitchen and a living/dining room opening onto the terrace. On the ground floor, a reception room has been converted into a bedroom with a corner bathroom, which is practical on this level.

The first floor features 4 bedrooms and 2 bathrooms. The attic space is not to be outdone, as the previous owners had begun to convert 3 additional bedrooms. Another bonus: an adjoining 160 m<sup>2</sup> room with plenty of space for parking vehicles and storing equipment

You're sure to be impressed by the volumes, the outdoor spaces too, and the capacity for professional use if that's your plan.

A superb opportunity to be seized in our beautiful Occitanie region, where...

## LOCAL TAXES

**Taxe foncière: 1774 EUR**

**Taxe habitation: EUR**

## NOTES