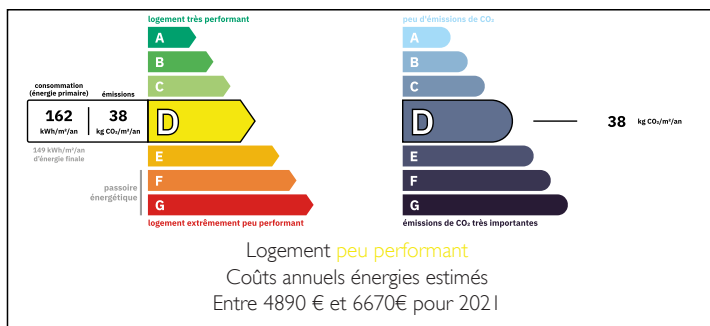


Character 1850 house (264 m2) with original features barn, pool and privacy in serene country location



## ENERGY - DPE



## INFORMATION

Town:	Cazaril-Tambourès
Department:	Haute-Garonne
Bed:	4
Bath:	3
Floor:	263.85 m2
Plot Size:	1276 m2

## IN BRIEF

This super renovated, south-facing country home offers space, character, and stunning, uninterrupted views of the surrounding countryside and distant Pyrenees mountains.

Set in a peaceful village, the property includes a large barn with potential for conversion into additional accommodation or gîtes.

Full of charm, it features original beams, wooden floors, and generous room sizes throughout.

Perfect as a family home, a holiday retreat, or for creating a rental business, the layout suits a variety of lifestyles.

Outside, enjoy a sunny 10m x 5m swimming pool/solar shower, a pond, flat enclosed garden, and courtyard with parking for at least three cars.

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 us take you on a tour of this charming 1850s property, full of warmth, character, and modern comfort, set within enclosed, private grounds that invite you to slow down and enjoy the best of French country living.

### GROUND FLOOR

Through wide wooden gates, a private driveway opens into a spacious courtyard framed by the mature garden, a tranquil pond, and a sun-drenched 10m x 5m swimming pool.

This idyllic outdoor space is perfectly positioned to catch the sun all day and is ideal for relaxing or entertaining.

Double wooden entrance doors, set beneath a stone lintel engraved with the property's historic date (1850), lead into a generous hallway with

- tiled floor
- radiator
- convenient built-in storage for coats and cleaning essentials.

From here, matching floor tiles lead you into the main living areas, each offering aspects of original charm.

### DINING ROOM

This bright and inviting dining room is a perfect all year round place for dining with family and friends and has:

- Feature fireplace with the original wooden mantel (perfect for a wood-burning stove, if desired)
- Beamed ceiling
- Radiator
- Double-glazed window framing views over the courtyard, garden, and distant mountains
- A quaint iron opening to the old bread oven (still

## LOCAL TAXES

**Taxe foncière: 1473 EUR**

**Taxe habitation: EUR**

## NOTES