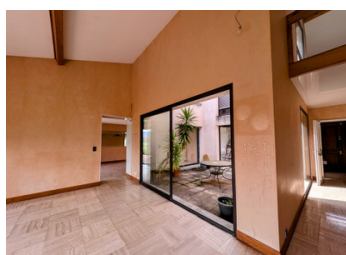


Tarn: Labruguière exceptional architect-designed villa with garage and land .



INFORMATION

Town:	Labruguière
Department:	Tarn
Bed:	5
Bath:	3
Floor:	253 m2
Plot Size:	4040 m2

IN BRIEF

If you're looking for a little piece of paradise, then look no further! This is where you'll be able to put down your suitcases and enjoy this magnificent architect-designed villa, a unique property with a view of our beautiful Montagne Noire.

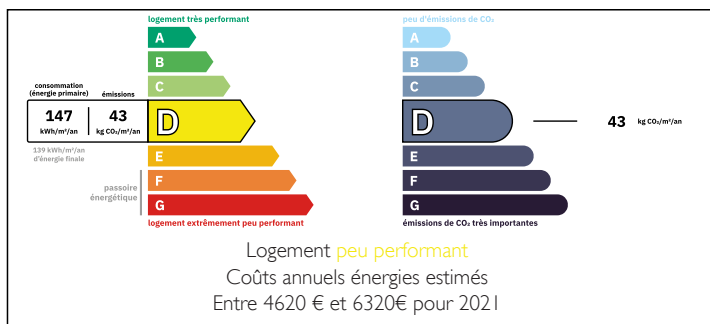
It spans 253 m² of living space and has been designed to catch the light and benefit from maximum sunlight!

Just 5 minutes from the town of Labruguière and all its amenities, and 15 minutes from Castres.

All the living rooms open onto lovely south-facing terraces and the lovely 4040m2 grounds. Built in 1985, its design is truly unique, with a central patio offering a remarkable space and exceptional light.

A rare property to be discovered without delay in our beautiful Occitanie region!

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: 3140 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Let's begin our visit. As soon as we cross the threshold, this house immediately catches our eye! Crossing the threshold, a vast entrance hall seduces us at first glance, leading to an incredible living area with a 20m² fitted kitchen opening onto a central 16m² patio, a magical and unusual space, perfect for housing your plants and enjoying good times! A utility room adjoins the kitchen, and there is a sheltered side terrace where you can enjoy your meals under cover.

The hall leads to a 51m² living room with an impressive fireplace, which is also built around the patio, and large picture windows open onto the large terraces overlooking the land and mountains, where light reigns supreme!

And let's not forget the view from my mezzanine upstairs, enhanced by large glass walls for even more light!

Then there's the more intimate 22m² living room, with its bay windows and terraces, not forgetting the patio, which joins the kitchen. Everything is perfectly designed to allow you to move around easily in the light - well done!

Back in the hall, it's now the turn of the night area, where there is a toilet ideal for guests, followed by a beautiful library and a very quiet 18 m² office that will be perfect for working or retiring. The hallway, with its many cupboards, leads to an en suite bedroom of 11.5 m² and its bathroom. Finally, a master bedroom of 16 m² and its beautiful bathroom, and...