

TARN: Near Vabre, prestigious stone hamlet property with terrace; gardens, grounds and outbuildings.



INFORMATION

Town:	Lacaze
Department:	Tarn
Bed:	4
Bath:	2
Floor:	225 m2
Plot Size:	10239 m2

IN BRIEF

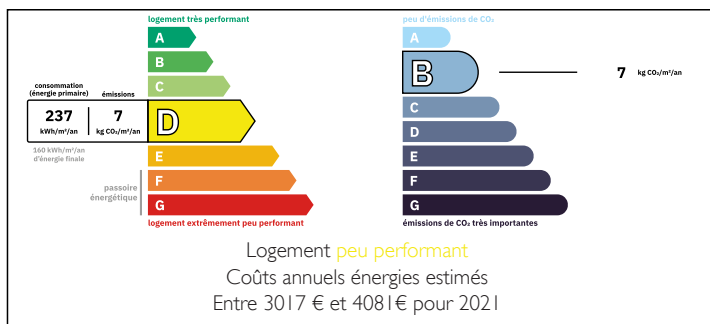
Just 5 minutes from the charming village of Vabre and around 40 km from Castres is this rare and unusual property. Situated in a peaceful hamlet in the Parc Naturel Régional du Haut Languedoc, this former farmhouse has benefited from a prestigious renovation!

The renovation and landscaping, the fruit of many years' hard work and passion, have transformed the property into a remarkable haven of peace. We'd like to congratulate the owners on this mammoth project!

The house offers 225m2 of living space, with the added bonus of a barn, cellars, garage and workshops, all set in 1.2 hectares of land including an orchard, rock gardens, flower beds, paths, ornamental pond, relaxation areas, barbecue... A paradise for the senses!



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

After crossing the famous Massif du Sidobre, we've got a real change of scene in this unspoilt environment at an altitude of around 400m, lulled by birdsong and the lapping of the stream! We've arrived, all we have to do is cross the bridge dating from the 16th century and we're in this magical place.

An old farmhouse set against the hillside, generously extended with terraces and annexes!

Push open the entrance gate and you'll discover a unique mineral world! First of all there's the bread oven, which was once the hamlet's meeting place, and then, as we look up, there are incredible walls, low walls, borders, paving, terraces and intimate little corners all over the place. We've never seen anything like it in our memory, what a piece of work on a mountainside, just a few years in the making!

Let's go inside now, and with our mouths agape we contemplate the masterly 135m² living room that welcomes us. It's truly sublime, with its kitchen area that combines modernity and antiquity, with its stone sink and a fireplace with insert dressed in the obligatory Sidobre marble! There's a lounge/dining room area and a magnificent veranda that offers a different panoramic view at every hour of the day. A high-performance pellet stove sits at the back of the living room. We've kept the miller's staircase, which has been finished in white to give access to the first floor.

In the extension, a master suite with...

LOCAL TAXES

Taxe foncière: 1206 EUR

Taxe habitation: EUR

NOTES