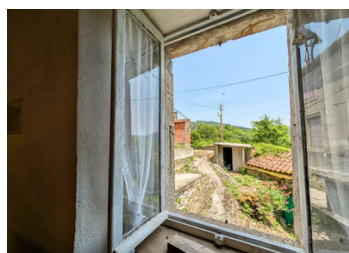


TARN / Small house to renovate completely in Labastide Rouairoux with various plots of land.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	2
Bath:	1
Floor:	40 m2
Plot Size:	2141 m2

IN BRIEF

On the heights of Labastide Rouairoux, in the extreme south of the Tarn department, on the border with the Hérault, is this small house to renovate completely, without a garage, with various plots of land on different plots.

The 40m2 house has 3 levels and a cellar.

Well exposed and quiet, it would be ideal for a small pied à terre or holiday home. Located in the Parc Naturel Régional du Haut Languedoc, just an hour from the Mediterranean coast .

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: 194 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This semi-detached house is typical of small hamlet houses. The ground floor comprises a living room with two through-view windows, an open fireplace, a kitchen and dining area.

Upstairs, there is a bedroom and an adjoining room with shower area.

In the basement, a beautiful cellar will be perfect for storing your good bottles.

Opposite, just a stone's throw away, is an annexe with toilet and storage space.

Below, semi adjoining, there are a number of terraced plots that could be laid out as a garden or relaxation area.

Two outlying plots are also sold with the property, former gardens and orchards in the forest.

This attractively priced house represents a great opportunity to acquire a pied à terre in the south of France, just waiting for you, away from the heat of the Mediterranean coast, come and taste the spirit of the Midi in our beautiful Occitanie region.

Location:

In a village with the main shops, bars, schools, college, banks and restaurants.

Hikers and cyclists will be spoilt for choice by the surrounding unspoilt countryside of the Montagne Noire and the Voie Verte .

Labastide-Rouairoux has a weekly market, as does the neighbouring town of Saint Pons de Thomieres, capital of the Parc Naturel Régional du Haut Languedoc, which dates back to the Stone Age, as evidenced by its prehistory museum.

Labastide also boasts a textile museum, demonstrating the wealth of know-how and industrial heritage of the Tam, as well as the textile epic for which the village is famous.

A little further...