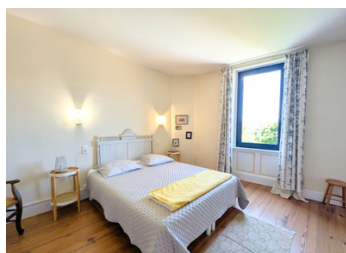
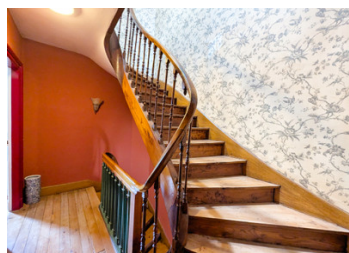


Spacious, elegant town home with bed and breakfast history, huge potential for expansion, no car needed



## INFORMATION

Town:	Mazamet
Department:	Tarn
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	153 m2



## IN BRIEF

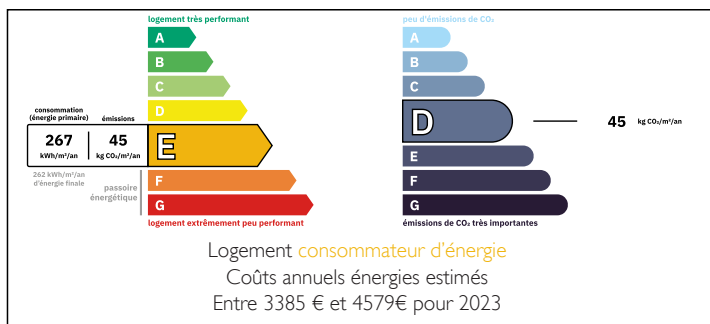
This spacious and elegant home in the south-west of France enjoys a central location in a bustling market town. Nevertheless, as soon as you walk through the front door you are in your own peaceful retreat and the back garden with its riverside views across to the meadow beyond is a little oasis of calm.

Built in 1906, the house retains its period features, including a vintage kitchen and handmade wooden staircase. The polished wooden floors, cast iron radiators and subtle plasterwork details plus the recent double glazing and roof insulation make this home feel warm in both senses of the word.

Two of the four bedrooms enjoy an en-suite bathroom, two have a communicating door and one has its own shower installed within the room, making ideal owner's accommodation if considering a bed-and-breakfast business here.

A visit is required to...

## 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:** 1456 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Front door from church square into entrance hall with polished wooden floorboards. Two doors give access to a long and well-lit double aspect living room (33m<sup>2</sup>).

Further along the entrance hall corridor to a second living space, cosy with wood burning stove and original windows to the rear garden (17m<sup>2</sup>).

Useful storage area, WC

At the end of the corridor, a spacious kitchen with vintage cabinets in stainless steel and Formica, original windows to the rear garden and more to the meadow view beyond (14m<sup>2</sup>).

From the entrance hall, wooden stairs curve up to the first floor, where we find:

A long landing with access to the rear bedroom (16<sup>2</sup>), tilt and turn window to garden, view to meadow and hills beyond, en-suite bathroom, bath with shower over, WC, basin and bidet (5m<sup>2</sup>).

From landing, door to front bedroom (16m<sup>2</sup>) with casement window to front. View of church square. Built-in wooden wardrobes. Door communicating to rear bedroom.

From landing, door to office, small bedroom or nursery (5m<sup>2</sup>), Casement window to front.

Stairs up to 2nd floor.

From the landing, WC with wash hand basin, door to rear aspect bedroom (13m<sup>2</sup>) With built-in wardrobes, tilt and turn window and separate en-suite shower room.

From the landing, door to front bedroom (16m<sup>2</sup>), overlooking church square. One corner has been partitioned to provide space for a shower and wash hand basin.

Back to the same landing for access to another small office, nursery or dressing room.

The two small rooms described above, currently used as office and storage...