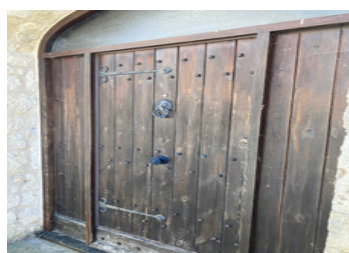
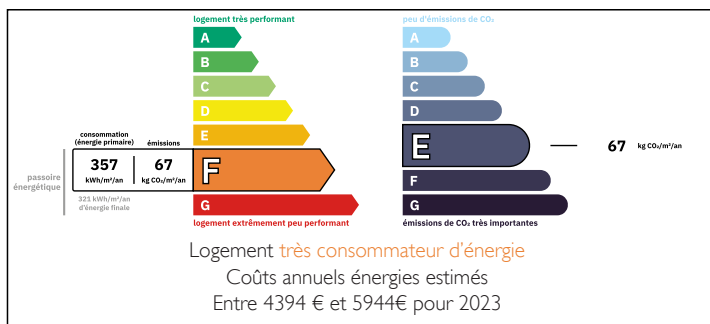


Stunning village house with breathtaking views.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mouzieys-Panens
Department:	Tarn
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	189 m2

IN BRIEF

This desirable village house has a spacious, open-plan, living, dining and kitchen area, together with 3 bedrooms, 2 bathrooms and a large garden. It is a home that feels peaceful and calming as soon as you enter the elegant hall. Harmoniously-decorated throughout, this charming village house will suit those looking for a tranquil, but not isolated, lifestyle.

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: 570 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Step into this village house through its original solid wooden door which has kept its old charm.

Through the hallway, head upstairs to:

-Spacious open-plan, living and dining (30 sqm) renovated by a specialist architect. Original features with exposed beams.

Plenty of light with stunning views of the rolling countryside hills where you can even spot from afar, the medieval village of Cordes-sur-Ciel, a popular tourist destination (Les Plus beaux Villages de France)

- Large open-plan kitchen with all the modern appliances as well as a wood-burning stove, ideal for cosy nights in winter months.

-Through the kitchen, you can enjoy even more breathtaking views on the terrace, a focal point for entertaining on long summer days.

On the ground floor: Comfortable Main Bedroom & Study/Office room

The main bedroom oozes comfort and natural light and has plenty of storage.

The study/office room or even a secondary bedroom is adaptable and ready for those looking for a home-office, game room or children's room.

Also on this floor, you'll find a beautiful family bathroom offering a tranquil retreat, along with a modern bathroom featuring a bathtub and WC, ensuring comfort and convenience.

On the lower-ground floor: Even more bedrooms and more outdoor living space

On this level, you'll find 2 more light and airy bedrooms, a second bathroom with a WC and a walk-in shower, convenient for the whole family.

In the lush garden you are surrounded with a variety