

Tarn, 20 minutes from Castres, exceptional property with 2 renovated houses, outbuildings, swimming pool and 1



## INFORMATION

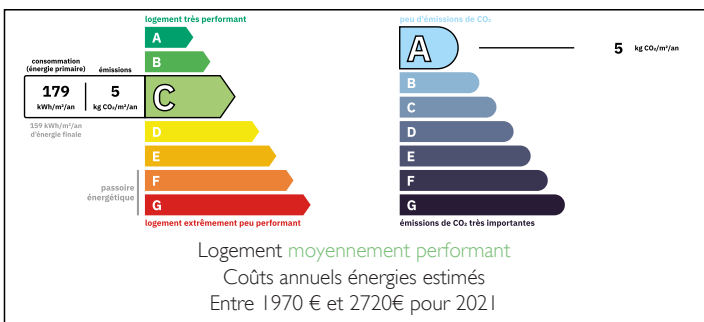
Town:	Le Bez
Department:	Tarn
Bed:	9
Bath:	5
Floor:	450 m2
Plot Size:	194733 m2



## IN BRIEF

Close to the charming village of Anglès and the famous Raviège lake, just 20 minutes from Castres is this exceptional property. This old farmhouse has been renovated to a very high standard, with absolute respect for traditional construction and local heritage. Its unique location in the Parc Naturel Régional du Haut Languedoc, with the famous Sidobre granite massif overlooking the surrounding mountains, offers breathtaking panoramic views! Exceptional is an understatement: 483m2 of living space in a completely renovated stone house and annexe, plus barns, garages, sheds, kennels, workshops, 11x5 heated swimming pool, , controlled natural spring, and 19 hectares of meadows and woods all in one piece! A prestigious property that has no equal in our region! So, are you ready to visit?

## 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

We left the main road and took the access path. It was majestic, clinging tightly to the hillside, and as soon as we approached it, what a marvel words could express! We're greeted by sumptuous meadows that smell of freshly cut hay, clumps of flamboyant hydrangeas, natural stone and granite all around!

As far as the eye can see, an imposing landscape sublimates the property, forest massifs, lush green meadows, and on a clear day, the Pyrenees range in the distance. The setting is set!

This old farmhouse has been remarkably renovated, with absolutely everything ready to go!

Let's start with the main house, a sublime 2-storey farmhouse. A massive, well-sheltered entrance door welcomes us, opening onto a cloakroom and storeroom with plenty of storage space to let the adjoining kitchen breathe. The kitchen is functional, superbly equipped and wonderfully bright, just the way we like it! It offers an incredible view of the terrace before the swimming pool and parkland, which is so beautiful! The kitchen adjoins the large living room, comprising dining room and sitting room, where wood and slate blend perfectly. The large south-facing French windows open onto the terrace and grounds, providing an incredible amount of light. A veranda, a real work of art in which light reigns supreme, is a jewel in its own right!

Back in the living room, we return to the first floor and its sleeping area. One wing houses a beautiful master bedroom, study and bathroom, while...

## LOCAL TAXES

**Taxe foncière: 1 680 EUR**

**Taxe habitation: EUR**

## NOTES