

TARN: 5 minutes from Mazamet, beautiful villa with garage, basement, plot of 8800m2 with building part.



INFORMATION

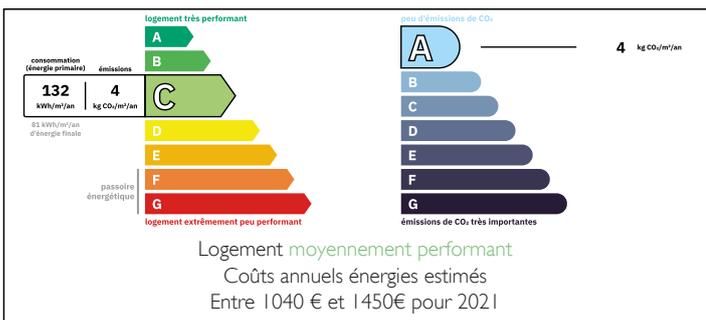
Town:	Mazamet
Department:	Tarn
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	8800 m2



IN BRIEF

Close to the charming town of Mazamet, in a hamlet on its outskirts, is this superb traditionally built villa. Quietly situated in a dominant position with uninterrupted views, it offers 155m2 of living space, a full basement with garage, workshops, utility room, annexe and terraces, all on 8800m of beautifully landscaped grounds surrounding the house and bonus: 3200 m2 of building land below. A small 40m2 outbuilding near the terrace area would be perfect for a summer kitchen, for example.

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

Tucked away overlooking the access road, this beautiful villa dominates the Mazamétaine plain. Built by local craftsmen with a proven track record for quality workmanship, this house of character will win you over with its ingenious layout and spaciousness. Drive around the large rear terrace, where you can park your car, and access the entrance from the sheltered front terrace.

The entrance hall reveals a very beautiful living room, lounge and dining room, with a magnificent stone fireplace and its porthole insert inside. This room is very bright thanks to its through-view windows, including two French windows opening onto the rear terrace.

Also on the ground floor, 2 beautiful bedrooms with fitted wardrobes and a generous bathroom with shower and oval relaxing bath! The presence of these two bedrooms on this level is definitely worth considering as it is a sought-after feature!

A fully-equipped kitchen of over 20m² with a dining area is very functional, and a separate cloakroom and WC adjoin the entrance hall near the staircase. Its remarkable location and its features make it a coveted property, so are you ready to visit?

Let's take this beautiful elm winding staircase, which leads us first to the mezzanine where we can create a study or extra sleeping space. This floor then includes 2 further bedrooms, a bathroom with separate WC and a study.

Another bonus is the heated basement with garage, large utility room, workshop and cellar - incredible, isn't it?

Outside, the villa is well sheltered, with meadows...

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES