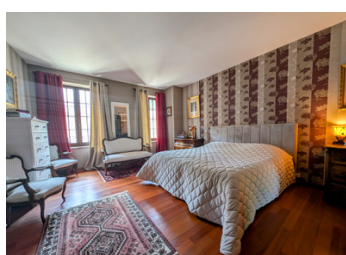


Tarn: Soual near Castres, magnificent mansion house with large patio, garage and studio annexe.

## EXCLUSIVE



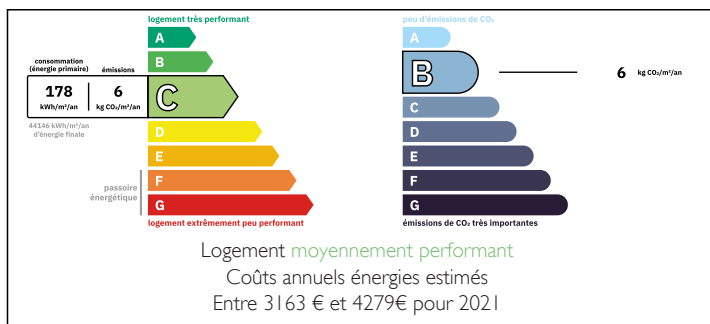
## INFORMATION

Town:	Soual
Department:	Tarn
Bed:	4
Bath:	2
Floor:	247 m2
Plot Size:	360 m2

## IN BRIEF

This prestigious property is located in the beautiful Occitanie region, on the border between the Montagne Noire and the Lauragais plain. In this ancient fortified village, you can still see traces of gateways and bourgeois houses with half-timbering and corbelling, and our beautiful house is a perfect illustration of this. Behind this beautiful stone-framed facade lies a real gem: the building has 247m2 of living space over 3 levels, a garage, a courtyard patio with a massive terrace, wells and a barbecue area. As a bonus, a small, totally independent 31 m2 studio apartment provides monthly rental income. A beautiful and prestigious property that we look forward to showing you!

## 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:** 2000 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

After strolling through the historic centre of the village and admiring its beautiful homes, we arrived. The beautiful facade says it all, leading us to believe that we were about to discover a real gem.

And that's exactly what we found: just push open the massive front door and there ... yes, a dazzling 30m2 living room welcomes us, with its open-plan kitchen and dining area, an elegant combination of wood and cement tiles setting the tone. The wood beams and the spaces between the beams are painted white, to great effect, and what light!

An incredible lounge of identical dimensions adjoins this room, with a 3.30 high French ceiling, cement tiles, stained glass windows and a monumental fireplace - it's all there, it's magnificent! What's more, you can access the garden from this room, simply by going through the French window and you're on the terrace, a totally enclosed, intimate space where the Mediterranean-style flower beds rival in their brilliance! Here and there you can stroll between the flowerbeds and low stone walls, or around the well, which has retained its charm of yesteryear. It's hard to imagine such a space in the centre of the village! It's the ideal place for daydreaming and socialising. A barbecue area at the bottom of the garden near the gate will be perfect and will delight friends and guests alike.

What's more, there's a covered lean-to next to this, opening onto the fully-equipped garage, which is a real...