

Ref: A38965CFO81

Price: 183 000 EUR

agency fees to be paid by the seller

TARN: Labastide Rouairoux superb traditional villa with garages, garden and terraces.



INFORMATION

Town: Labastide-Rouairoux

Department: Tarn

5 Bed:

Bath:

Floor: 160 m² Plot Size: 637 m²











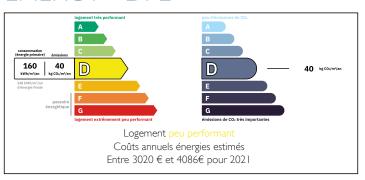




IN BRIEF

Close to the centre of the village of Labastide Rouairoux, this plush villa is tucked away at the end of a cul-de-sac. What a wonderful discovery and a surprise, it has to be said! Built in 1952 and very well maintained and renovated, you'll be surprised by the services it offers! 160m2 of living space, 5 bedrooms, a large basement, 2 garages, attic space for conversion, 2 large terraces, one of which is at the rear, like the deck of a boat overlooking the river, an outdoor spa area, a beautiful veranda and a south-facing garden with a well! Totally incredible! Ask for our video tour!

FNFRGY - DPF



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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.





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LOCAL TAXES

Taxe foncière: 1480 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Now it's time to start the tour. After appreciating the tranquil, sunny location, we cross the threshold and are greeted by a beautiful veranda, which protects the entrance hall.

From here, a wide corridor leads to all the rooms on the ground floor, starting with a lovely, well-lit fitted kitchen.

Opposite this is a lounge, dining room with fireplace, a cloakroom with WC, and a surprise large bonus room, a summer kitchen with access to the front terrace, a first garage with sliding door, this room could be completely redesigned and converted into a bedroom if you need to sleep on the ground floor, the summer kitchen could also be used as a bathroom.

A second garage with a small annexe at the rear for tools is really functional.

A beautiful staircase leads us to the first floor, where a very wide landing leads to 5 bedrooms with beautiful wide parquet floors and cupboards

One of these has a privileged location, judge for yourself, it opens onto the large rear terrace of 40m2 overlooking the river, a truly unique space, well secluded and sheltered!

This incredible terrace can also be accessed from the side terrace via a staircase.

Back on the first floor landing, a retractable staircase leads to a large attic of 80m2 under the roof.

This vast space is divided into two wings that can accommodate 2 attic bedrooms, a real bonus here !!!!

The basement comprises a boiler room, a wine cellar and various storage areas.

On the technical side....