

Ideal family home with pool, studio space and workshops for business and leisure projects



INFORMATION

Town:	Labruguière
Department:	Tarn
Bed:	4
Bath:	1
Floor:	155 m2
Plot Size:	4201 m2



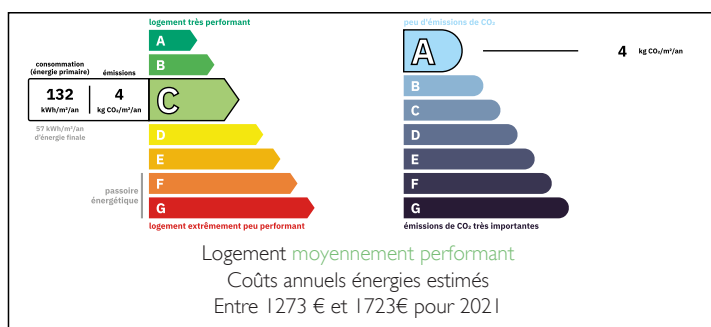
IN BRIEF

Come and discover this large and airy family home in the hills above a bustling market town in south-west France. Only 3 km from town for schools, shops, eating out and more, the house is located on a very quiet country lane with views over rolling hills to the Montagne Noire. It has been recently updated and is ready to move into.

The very large garden boasts a lovely pool and outdoor kitchen, plus an enormous outbuilding divided into two distinct sections. The huge party room with bar is ideal for get-togethers or as a teenage hang-out, as well as for business activities. The vast garage/workshop could be adapted for many different professional or leisure activities. It also has a large mezzanine storage area/loft.

There is a separate, smaller garage with workshop space also ideal as a potting shed,...

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 3700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter through automatic gates to the long drive. Up a few steps to the front door, and enter into the very large L-shaped living space (60m²). The cathedral ceiling is sloped on four sides above the living area, giving huge volume to the space. A modern wood-burner heats most of the house, underfloor heating beneath the tiled floors provides another heat source.

The kitchen is open to the living space and is spacious, well laid-out and functional (16m²).

Utility room and pantry (5m²)

Bedroom 1 with built-in wardrobe, patio doors to pool (15m²)

Bedroom 2 with window to rear garden (10.5m²)

Bedroom 3 with window to side garden (12m²)

Bedroom 4 with window to front (16 m²)

The family bathroom is tiled throughout and offers a large walk-in shower with glass screen. Double basins, WC. (8m²)

4200 m² of flat land provides a very large garden laid to lawn and planted with specimen trees and shrubs including olive trees.

The pool (7 x 4m) currently runs on a chlorine system. A salt-based system is present but unused. Built-in barbecue and pizza oven set in their own garden kitchen, slightly apart from the main pool area.

Garage workshop (80m²)

Party room (80m²)

Garage/workshop/shed

Covered parking with roof high enough for a camper van (30m²)

Solar hot water system

Geothermal, underfloor heating

The house is very large yet economical to run.

The area is rural with good schools and school transport. Ideal for those who love the outdoors and the quiet life, the house offers life lived around the pool in...