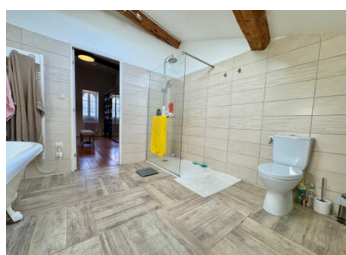
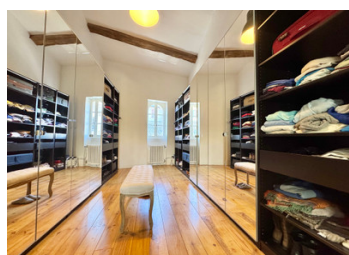


## Elegant 5-Bedroom Village Home with Secret Garden, Spacious Light-Filled Rooms & Stunning Views



## INFORMATION

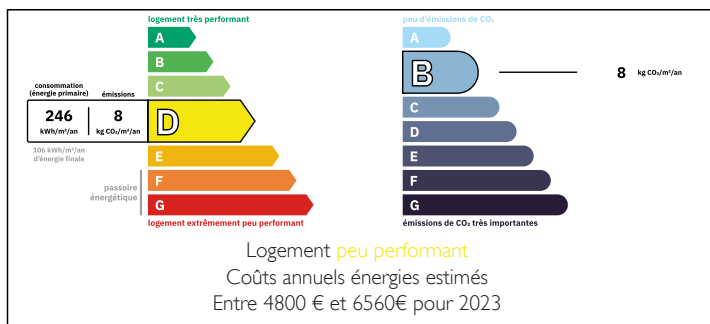
Town:	Salvagnac
Department:	Tarn
Bed:	5
Bath:	3
Floor:	261 m2
Plot Size:	909 m2

## IN BRIEF

### INCREDIBLE VALUE!

This beautifully renovated 5-bedroom, 3-bathroom home in the heart of Salvagnac blends timeless elegance with modern comfort. Tall ceilings, large windows, and original parquet flooring flood the rooms with light and character. Generous living spaces include a salon, music room, dining room, snug, office, and a sleek contemporary kitchen. Fully double glazed with pompe à chaleur, the property also boasts a fantastic dressing room, buanderie, huge workshop, and several garden rooms for flexible use. Outside, a private secret garden with mature trees and shrubs creates a tranquil retreat, complemented by a sunny terrace with stunning vistas. Just a short stroll from the bakery, pharmacy, and excellent restaurants, the house enjoys all the benefits of a vibrant village with a welcoming community. Offering space, style, and comfort, this is outstanding value for such a beautifully finished home.

## 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

### KEY FEATURES

Mains drainage  
Roof in excellent condition  
Double glazing  
High ceilings  
Air conditioning in most rooms  
Master and slave heat pump heating system  
Solar-heated water

ELEGANT 5-BEDROOM VILLAGE HOME WITH GARDEN, TERRACES & STUNNING VIEWS

### GROUND FLOOR

ENTRANCE HALLWAY – Elegant 15m-long hallway giving access to the main rooms.

MUSIC / HOBBIES ROOM – 18m<sup>2</sup>, ideal for creative pursuits or leisure.

DINING ROOM – 18m<sup>2</sup>, spacious and connected to the hallway.

SALON – 24m<sup>2</sup> accessed via elegant double doors from the dining room. Double doors lead onto a substantial BALCONY, TERRACE, and outdoor dining/entertaining area with beautiful views over the surrounding countryside. Most rooms are air-conditioned.

KITCHEN – 15m<sup>2</sup> sleek modern red kitchen with ample storage and preparation space, door onto terrace.

WC – Separate, located in the hallway.

OFFICE – 11m<sup>2</sup>, bright and quiet, ideal for work or study.

The house is fully double-glazed and designed to flow seamlessly between rooms.

### FIRST FLOOR

## LOCAL TAXES

Taxe foncière: 1965 EUR

Taxe habitation: EUR

## NOTES