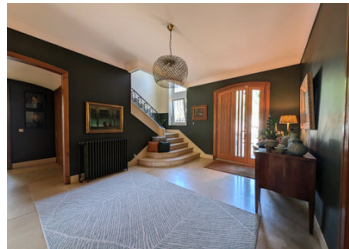


**TARN: Mazamet, exceptional villa with swimming pool and garage in the heart of a magnificent landscaped park.**



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Mazamet |
| Department: | Tarn    |
| Bed:        | 5       |
| Bath:       | 2       |
| Floor:      | 263 m2  |
| Plot Size:  | 1442 m2 |



## IN BRIEF

This exceptional and very elegant residence is located in the beautiful town of Mazamet. Its location in a quiet neighbourhood, surrounded by greenery, and its high-end Art Deco renovation give it a well-deserved prestigious character.

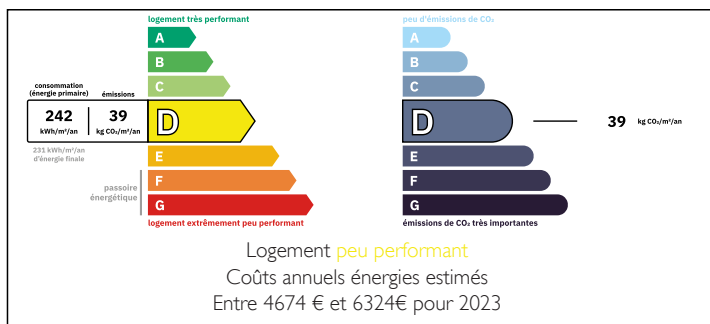
It offers 263 m<sup>2</sup> of living space spread over two floors, with a separate sleeping area on the ground floor, which is a rare and sought-after feature.

It is built on a full basement, with incredible spaces to be adopted.

A remarkable landscaped park of 1,442 m<sup>2</sup> with a garage, swimming pool and summer kitchen pool house is a real paradise at the rear.

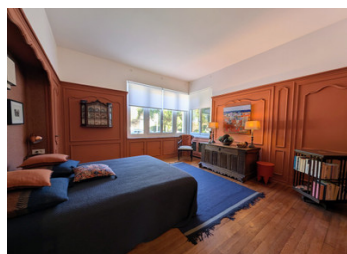
This characterful villa has all the characteristics of the bourgeois houses of the town of Mazamet, such as distinction and refinement, and perfectly reflects the flourishing era it experienced as the former internationally renowned capital of wool scouring.

## 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

Step inside and you'll find yourself immersed in an incredible setting! You'll be amazed and charmed by the style, atmosphere, décor and high-quality renovation, which has all the hallmarks of a Mazamétaine mansion.

The spacious 25m<sup>2</sup> entrance hall elegantly and functionally distributes the private areas, reception rooms, utility room and kitchen.

First of all, there is a beautiful, cosy study/library with a fireplace, beautiful wood panelling and parquet flooring, a room that combines comfort and elegance! The central space is dedicated to entertaining, with a 46m<sup>2</sup> living/dining room, incredibly bright and opening onto a large terrace adjoining the park and garden, an invitation to cocoon and relax! The east wing houses the kitchen and its pantry, the renovation has enhanced the art deco character of all its elements! This room is also accessible from the dining room for optimal functionality.

Returning to the entrance hall, we access the private sleeping area, which comprises three magnificent bedrooms, one en suite and two with their own toilet areas. The suite's bathroom is also accessible from the corridor. Here, we find elegance and original architectural features throughout. A cloakroom and WC are also located in the hall.

Let us return upstairs via a magnificent staircase, which leads to two new bedrooms, both equally refined, one en suite and one with a toilet area. There is also a separate toilet. Next is a 19m<sup>2</sup> workshop with a magnificent metal frame and water supply, which can be converted and adapted to suit...

## LOCAL TAXES

**Taxe foncière: 2900 EUR**

**Taxe habitation: EUR**

## NOTES