

Charming Village Home with Second House for Renovation



INFORMATION

Town:	Montredon-Labessonnié
Department:	Tarn
Bed:	7
Bath:	2
Floor:	242 m2
Plot Size:	1701 m2



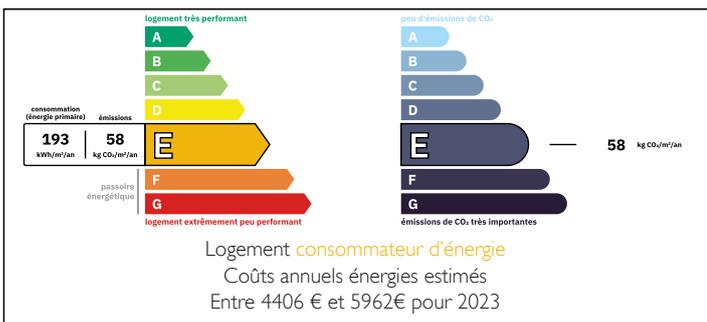
IN BRIEF

Charming village Home with second house for renovation and expansive south-facing garden.

Nestled in the heart of a vibrant village, this delightful property offers the perfect blend of comfort, character, and opportunity. The main house is ready to move into, featuring spacious living areas, five bedrooms, and a bright, welcoming atmosphere throughout.

Attached to the main residence is a second house in need of renovation, providing excellent potential for guest accommodation, a rental project, or extended family living.

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

The main house (181m²) boasts 5 bedrooms, 2 reception rooms and a stylish kitchen leading to a south-facing terrace, and access to the garden.

The second house (61m² excluding ground floor garage) offers endless possibilities. Currently a 2 bedroom dwelling, the attic is ripe for conversion.

Both properties enjoy wonderful outdoor spaces, including a large south-facing garden, perfect for relaxing or entertaining in the sunshine. There are several useful outbuildings, a private well, and plenty of ground-floor seating areas to enjoy the views and peaceful surroundings. A first-floor terrace offers additional outdoor space — ideal for morning coffee, evening drinks, or simply taking in the scenery.

Conveniently located, the house is within easy walking distance of shops, schools, a cinema, and public transport, offering all the benefits of village life without sacrificing accessibility or convenience.

This is a rare opportunity to own a versatile property in a sought-after location — ready to enjoy today, with plenty of scope to develop and expand for the future.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES