

For lettings and/or home, house arranged as two apartments with big balcony and garden. Super location.



## INFORMATION

Town:	Mazamet
Department:	Tarn
Bed:	2
Bath:	2
Floor:	132 m2
Plot Size:	245 m2

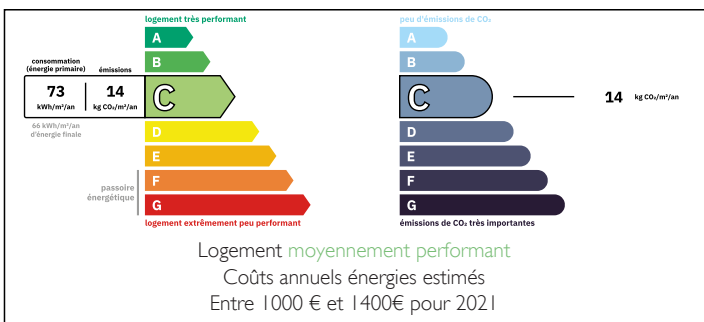


## IN BRIEF

A versatile town house arranged as two apartments, could be redesigned to create a single dwelling. This is a great price for a lot of property: investment purchase, holiday home(s), seasonal lettings or a home for you with independent space for visitors or multigenerational living. The garden is surprisingly private and quiet, with the potential to create a beautifully peaceful spot overlooking the river at the far end.

The ground floor apartment has been recently modernised, upstairs is a little mid-century time capsule! Cosmetic updating required. Recently installed gas central heating, new window and doors throughout.

## 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.



## LOCAL TAXES

**Taxe foncière:** 1270 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Enter from the street to a small vestibule with stairs in travertine marble leading up, and the door on the left leading into the ground floor apartment.

Ground floor:

Newly fitted kitchen, plenty of work surface and clever storage, window to street. The kitchen is open to the cosy living room. Under the stairs is a useful storage space. Beyond the living room is a laundry space and a recently fitted shower room with WC.

The bedroom is a cosy nest giving onto the room beyond which has large double-glazed sliding patio doors, creating a very pleasant workspace/sitting room.

A short corridor connects the living room to this space.

Patio doors lead out onto a wooden decked terrace with the garden beyond (130 m<sup>2</sup>). High walls on either side provide privacy and plenty of vertical space for growing vines etc. A masonry shed (18 m<sup>2</sup>) divides the garden into two spaces, and the smaller area beyond is on two levels. Steps lead down to a disused area, shaded by mature trees, which overlooks the river below. This whole outdoor space is somewhat neglected and would benefit quickly from a little love and care. With just a little effort, you could create a beautiful, intimate space here.

1st floor:

Marble stairs lead to the upstairs apartment. A stairlift is available as part of the sale if desired, to be reinstated.

The separate kitchen overlooks the street. With a genuine vintage 70s look, it has plenty of storage space and room for a breakfast...