

Tarn: Near Castres, exceptional property with a bourgeois house, outbuildings, swimming pool, dovecote, park.



## INFORMATION

Town:	Labruguière
Department:	Tarn
Bed:	7
Bath:	5
Floor:	455 m <sup>2</sup>
Plot Size:	12000 m <sup>2</sup>

## IN BRIEF

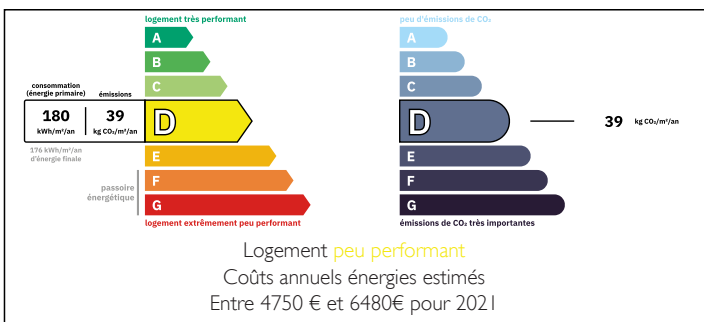
If you are looking for a remarkable property just 10 km from the town of Castres, in the heart of the small town of Labruguière, then this incredible property will be the one for you!

Judge for yourself: it comprises a family townhouse built in 1810 with

455 m<sup>2</sup> of living space, a 130 m<sup>2</sup> caretaker's house, numerous outbuildings, a garage, a swimming pool, a majestic 12,000 m<sup>2</sup> landscaped park with a swimming pool, a dovecote, and part of the land awaiting planning permission, which is a huge bonus! Once renovated, this property will be ideal for hospitality activities and could be used for numerous projects given its enormous potential!

A unique property at the foot of our beautiful Montagne Noire, in our beautiful Occitanie region.

## 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

Let us begin the tour. First, impressed by the size and architecture of this building, we push open the imposing and ornate solid wooden door!

We find ourselves in the entrance hall, which leads to a light-filled reception room opening onto the park with its oriental-style wrought iron door. What a room! The warm tones of the cement tiles and wood panelling, the vaults and pillars accentuate the bourgeois character of this residence.

This is the heart of the ground floor. The first wing comprises a cosy, intimate lounge/study, followed by a large lounge with a fireplace and double-height windows, including a French window that opens onto the terrace and south-facing park!

Returning to the reception room, which includes a WC and access to the cellar and its boiler room with gas boiler and wine cellar, we return to the dining room, which benefits from the same features as the large living room described above, with a fireplace, double-height windows and original architectural embellishments!

The kitchen area is located in its extension, a room with original features to be preserved and renovated for an authentic feel.

From this room, a staircase leads to the first floor to a laundry room, toilet and storage area, formerly used by the domestic staff.

The kitchen also opens onto the terrace and its park, near the swimming pool area.

Back in the reception room, we take the staircase, a true work of art where wood and wrought iron blend beautifully. Here we are on the...

## LOCAL TAXES

Taxe foncière: **6322 EUR**

## NOTES