

Charming detached house in rural hamlet set in 2266m of mature garden.



INFORMATION

Town:	Lacaze
Department:	Tarn
Bed:	3
Bath:	1
Floor:	119 m ²
Plot Size:	2266 m ²



IN BRIEF

6km from the village of Vabre, within the Parc naturel régional du Haut-Languedoc and between the Sidobre and the Monts de Lacaune, this charming 120 m² property offers comfort, privacy and charm in a highly desirable natural setting.

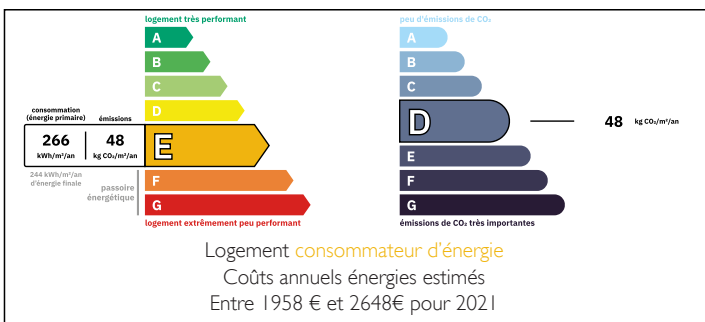
The house is well maintained, comfortable and ready to move into, with no renovation work required. It offers generous living space and a welcoming atmosphere, making it perfectly suited as a main residence, elegant holiday home or countryside retreat.

The property sits in a beautiful mature garden of 2,266 m², offering privacy, greenery and a real sense of space.

Quietly located, yet close to Vabre and village amenities, it provides the ideal balance between seclusion and convenience.

A rare opportunity to acquire a comfortable home in one of the Tarn's most peaceful and unspoilt areas, surrounded by nature while remaining within

ENERGY - DPE



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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

Set in the peaceful countryside of Lacaze, this charming and light-filled 120 m² home offers privacy, character and a wonderful sense of calm. Surrounded by the natural beauty of the Parc naturel régional du Haut-Languedoc, between the Sidobre and the Monts de Lacaune, the property enjoys a quiet rural setting while remaining within easy reach of Vabre and local amenities.

The house is well presented, easy to live in and ready to move into, with no work required. The ground floor features a bright 45 m² open-plan living area, creating a welcoming space for everyday living, family time and entertaining. A bathroom is also located on this level.

Upstairs, there are three well-proportioned rooms. Two are currently used as bedrooms, while the first room you enter is arranged as an additional sitting room. This layout offers excellent flexibility and could easily be adapted to create a third bedroom, a home office, guest room or hobby space.

The property features thick traditional stone walls and a beautiful lauze stone roof, providing natural insulation and ensuring excellent comfort in both summer and winter. The house benefits from double glazing on all windows and openings, oil-fired heating, and a wood-burning insert, providing good thermal and acoustic comfort.

Outside, the 2,266 m² mature garden is one of the home's standout features. Beautifully planted with established trees, roses and green spaces, it offers a private and relaxing setting for gardening, outdoor dining or simply enjoying the peace of the countryside.

An independent 20 m²...

LOCAL TAXES

Taxe foncière: 498 EUR

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