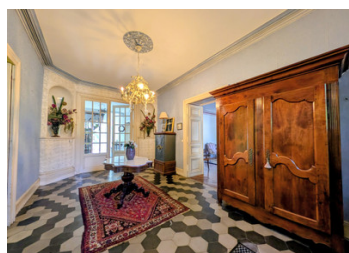


TARN: Brassac: prestigious bourgeois house completely renovated with swimming pool and large landscaped garden



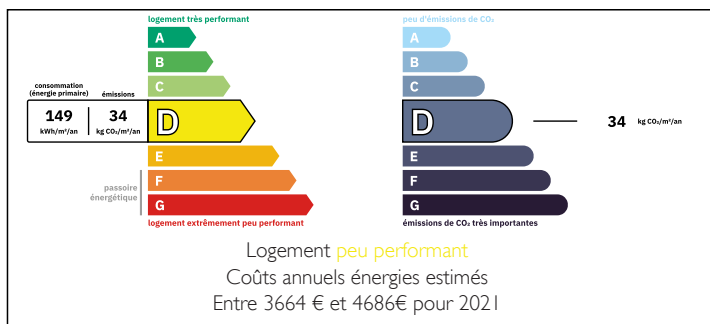
INFORMATION

Town:	Brassac
Department:	Tarn
Bed:	4
Bath:	3
Floor:	354 m2
Plot Size:	1600 m2

IN BRIEF

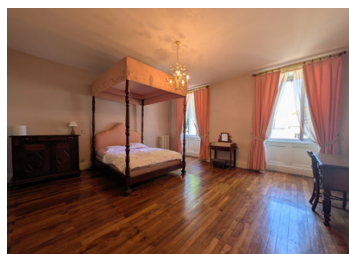
This character property is truly exceptional, with its 354m2 spread over 4 floors and 13 rooms. The property sits proudly in 1600m2 of enclosed grounds with a sumptuous heated swimming pool adjoining a pool house area with covered terrace and summer kitchen. This unique property is located in the beautiful Occitanie region, in the heart of the Parc Régional du Haut Languedoc, more precisely in the charming medieval village of Brassac, which benefits from remarkable natural sites, in a mid-mountain area close to the Plateau des Lacs. A little jewel to be discovered!

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: 1806 EUR

NOTES

DESCRIPTION

So let's get started. In the centre of the village, tucked away behind its surrounding walls, its wrought iron gates and its large pillars, it appears before our astonished eyes! This building is incredible and imposing! Push open the massive front door and you're speechless! You know that incredible feeling that just makes you say 'wow' in a familiar way deep down inside !

A luxurious, sparkling hall where every architectural detail has been sublimated, as indeed everywhere in the house, sets the tone! Everything is magnificent from floor to ceiling, with no exaggeration whatsoever. Floors, mouldings, frames, chandeliers, style....

This vast hall leads first to a bright, cosy study, then to a first living room that is absolutely divine, with its herringbone parquet flooring, ornate doors and sparkling colours. A second lounge on the south side is an incredible room with a custom-built, energy-efficient fireplace. Next we discover a high-tech kitchen of the highest standard, modern and perfectly in keeping with the house, it is bound to amaze you, in shades of white, black and red with a luminous stretch ceiling, it opens onto a dining area equipped with a high-performance stove, this room benefits from optimum light with its large glass windows opening onto the covered terrace in the garden. There is a WC on this level.

We take the beautiful glazed wooden staircase up to the first floor, which houses a hall just as sumptuous as the one on the ground floor. The...