

Spacious and surprising village home with bonus house in south-west France, close to Toulouse

EXCLUSIVE

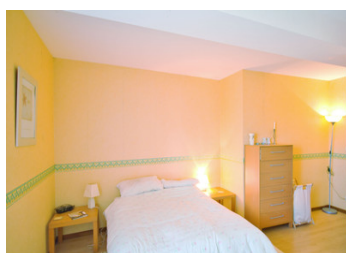
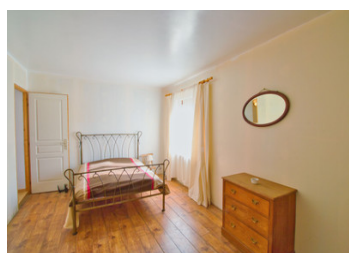
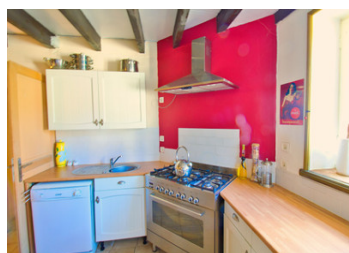


INFORMATION

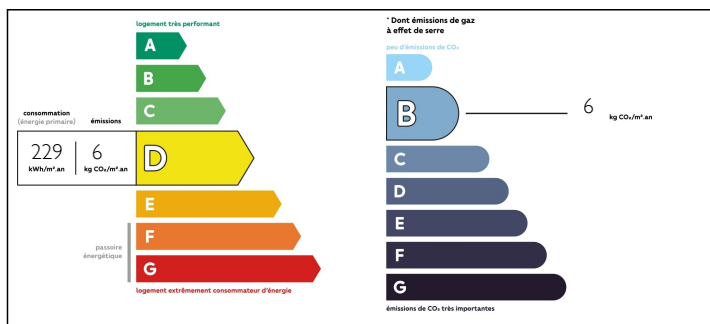
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|-------------|-----------------------|
| Town: | Viviers-lès-Montagnes |
| Department: | Tarn |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 135 m2 |
| Plot Size: | 675 m2 |

IN BRIEF

Hurry and visit this easy village home. Near to Toulouse, Castres, Montagne Noire. This cosy, comfy cottage benefits from a large wood-burning stove capable of heating the whole place. You want to be very close to village amenities including bakery, supermarket, pharmacy, vet and restaurant but also close to open countryside? We have found the very place for you! Walk a short way from the front door to be on inviting country tracks. This part of Occitanie is an undiscovered gem with beautiful scenery, mountains, lakes and plenty to explore. An hour's drive will get you to Toulouse or Carcassonne for air links and the new Toulouse autoroute will make that journey even faster. Nearby towns of Castres, Revel and Mazamet offer markets and all amenities. The garden is very easy to care for and provides a blank canvas for your green fingers and imagination. It could be a really...



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

The images above show a 'virtual home staging' with before and after views of the large 'party room' which could become a light and airy kitchen/living space. Other ideas include a studio, gym, living room, or guest suite.

Enter the stone-built cottage via the wooden front door set back from the roadside. We find ourselves in a generous entrance hall/small reception room, leading through to a second reception/dining space. From here, access to a utility/shower room and separate WC. Continue straight ahead to arrive in the cosy kitchen/living space with large wood burner set into the fireplace and stairs up to the first floor.

On the first floor, we find a long corridor giving access to three large double bedrooms, a small storage cupboard, modern shower room and separate WC.

From the kitchen, access to the back garden, mostly laid to gravel. On the left, double-glazed doors into a large indoor space currently used as a party room. The roof is fairly recent and insulated. From here, access back to the entrance hall. Provided for inspiration only! As it opens to the garden, it would make a great kitchen/living space with indoor/outdoor feel. Prepare a meal indoors and eat under the arbour, or set up your outdoor kitchen for the summer months in a very French style.

Outbuildings include a storage area, spacious workshop, very generous double garage with mezzanine storage area. A deep well provides irrigation for the garden. The vine arbour offers a shady outdoor...

LOCAL TAXES

Taxe foncière: **897 EUR**

Taxe habitation: **633 EUR**

NOTES