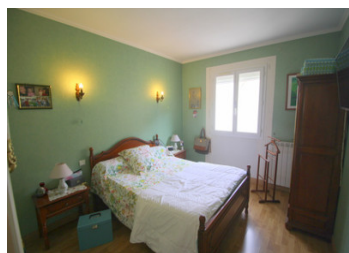


Tarn: Near Mazamet, quiet villa with land and large room for garage or workshop.



INFORMATION

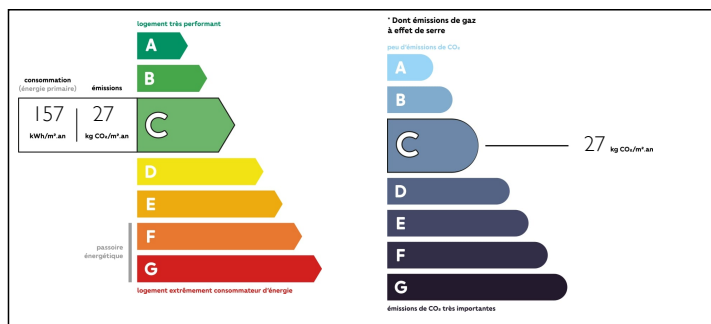
Town:	Payrin-Augmontel
Department:	Tarn
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	1790 m2



IN BRIEF

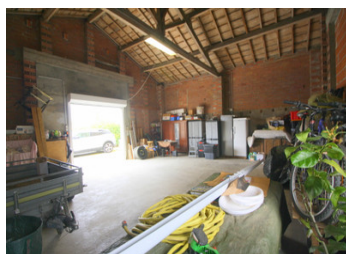
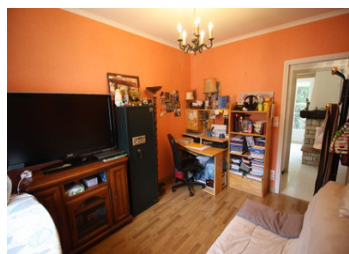
In the commune of Payrin Augmontel, between Castres and Mazamet, you will find this pretty single storey villa. Built in the 1970's in the traditional way with a fully enclosed plot of land of 1900m2, this villa in perfect condition, is a great opportunity, in a coveted area. Exposed in a dominant position and below the magnificent Causse de Caucalières, this property consists of a house of 87m2, and a large garage workshop of 100m2 that can accommodate a second home for rental purposes.

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's start the visit, first of all the entrance hall leads to a small equipped kitchen, a beautiful living room of 30m2 with insert, this living room is very luminous, exposed to the south with a direct access to the paved terrace and the land all around. Then we find 3 bedrooms, all of them very bright, a toilet and a bathroom. All rooms have beautiful built-in wardrobes.

All rooms have electric shutters and traditional shutters, the walls are very well insulated. The heating is provided by a gas boiler (propane tank).

The whole building is surrounded by a paved terrace, beautiful landscaped areas and flower paths will allow you to indulge in traditional and pleasure gardening. The south-facing terrace is equipped with a barbecue area, so you can enjoy good times with friends!

This property has a real bonus, in fact, the presence of a large independent garage of 100 m2 on the ground could perfectly house a craftsman's workshop, or a second dwelling with a floor. This garage used to be the farrier's workshop, which gives you a foretaste of all the extra space you will have. It is a real added value.

This house is a very interesting opportunity in our beautiful region of Occitania, one of the last regions still affordable in the south of France, it must be stressed.

Location :

Location : 4km from Mazamet, in a small peaceful village of 2280 inhabitants where life is good in the heart of a protected nature,...

LOCAL TAXES

Taxe foncière: 1129 EUR

NOTES