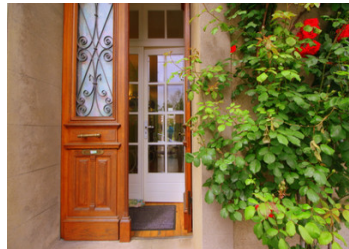


Impressive in-town bourgeoise home with stunning gardens



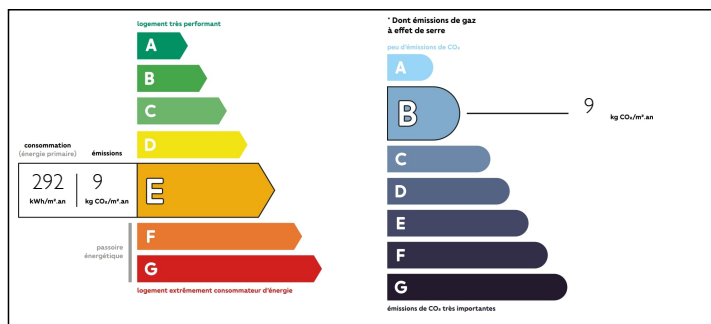
INFORMATION

Town:	Mazamet
Department:	Tarn
Bed:	5
Bath:	2
Floor:	183 m2
Plot Size:	533 m2

IN BRIEF

In the town of Mazamet, this elegant bourgeois house has been renovated to a high standard, retaining all the character of a bourgeois house, and is situated in a quiet area in the heart of enclosed grounds planted with trees and flowers. This property is a perfect reflection of the flourishing industrial era that Mazamet, the former capital of the internationally renowned leather industry. This 200 m2 home is sure to surprise you, so all you have to do is put your suitcases down and enjoy the atmosphere it exudes.

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: 1950 EUR

NOTES

DESCRIPTION

Let's start the tour, push open the beautiful solid wood door and we're immediately charmed... A pastel-toned hallway leads us into a plush 15m2 study enhanced by large chestnut bookcases and sparkling display cabinets. Opposite is a 38m2 living room with a large fireplace, gleaming parquet floors and bathed in light thanks to a large bay window opening onto an incredible 20m2 veranda overlooking the sheltered parkland to the rear. Back in the hallway, we now return to the 16m2 dining room, extended by a luminous kitchen, which also opens onto the garden. You'll love the peace and quiet here - it's unbelievable how quiet it is just a stone's throw from the town centre! Up the stairs, a vast landing leads to 4 bedrooms, one of which is a 19m2 en suite master bedroom, adorned with beautiful painted wood panels and mouldings, and a shower room. Every room has its own charm! The charm of character homes combining comfort and practicality. Back on the ground floor, the red staircase leads down to the basement, a real bonus with a very fine 16m2 wine cellar, a 56m2 workshop with laundry and storage area, and a wood cellar. The house is fitted with double glazing, the roof has been redone and insulated, and the heating is electric.

Ready for a moment of zen? Then it's off to the 533m2 garden, totally enclosed and out of sight, which is adorned with precious plant species such as beautiful maples,...