

Tarn: Mazamet Exceptional architect-designed villa with large grounds, swimming pool and huge basement.

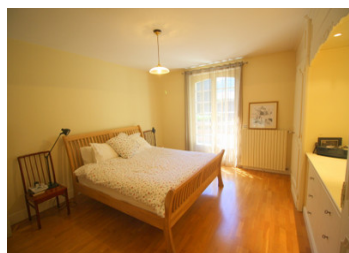


INFORMATION

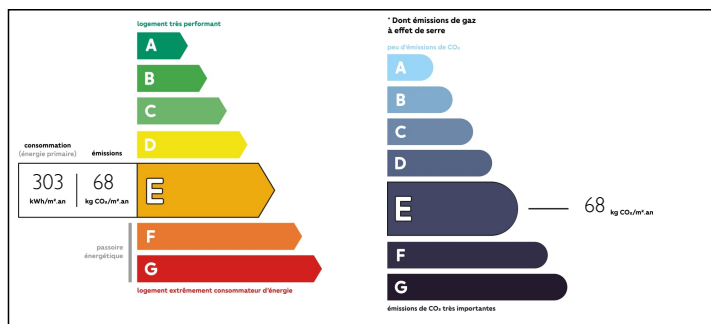
Town:	Mazamet
Department:	Tarn
Bed:	5
Bath:	2
Floor:	303 m2
Plot Size:	5300 m2

IN BRIEF

This magnificent villa is tucked away at the end of a private driveway in the heart of 5300m2 of landscaped grounds. It's sure to charm and surprise you with its incredible size. Set in a sought-after part of the town of Aussillon, close to all amenities and yet within easy reach of the surrounding countryside, what an opportunity! With 260m2 of living space and a full basement housing garages, workshops and a flat for conversion, this property is unique in the area!

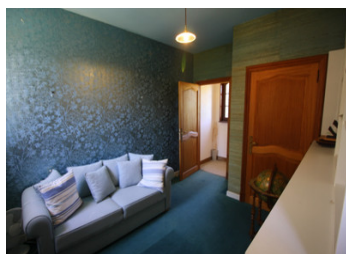


ENERGY - DPE



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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.



NOTES

DESCRIPTION

After marvelling at the natural setting that surrounds the building, we cross the threshold to the first terrace. The 18m² entrance hall sets the tone! Elegantly laid out, it leads into an incredible 71m² living room with lounge, dining room and bar area. This masterpiece will take your breath away, with its wide exposed beams rising to a height of almost 5 metres! This is a bright room par excellence, as its 4 French windows open onto the revolving terrace. This room is equipped with a monumental fireplace and a Godin wood-burning stove.

The 18m² kitchen also opens onto the terrace, its barbecue area and the nearby swimming pool. Back in the hallway, we find a very bright 10m² study, followed by a wc area and toilet. The night area is served by an equally spacious 10m² corridor. The first bedroom (21m²) has access to a private terrace and is light and airy, with an integrated dressing room. Then there are 3 other bedrooms between 13 and 25m², one of which also opens onto the terrace, so you can easily accommodate your family or friends. There are two bathrooms on this level, one of which will surprise you with its 14m².

Back in the hall, we take the beautiful wooden staircase up to the tower, where there is a 12m² guest bedroom and bathroom.

It's hard to describe the quality of this traditionally-built villa in just a few lines, because all the rooms are so stunning!

Not to...