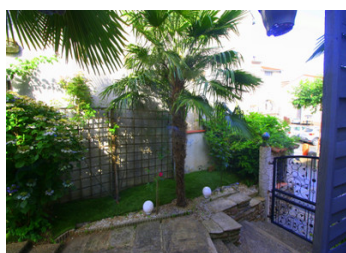
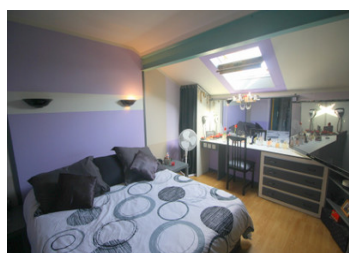


Tarn : Exclusive a fine house entirely renovated with enclosed garden in the village of Labastide Rouairoux .

EXCLUSIVE



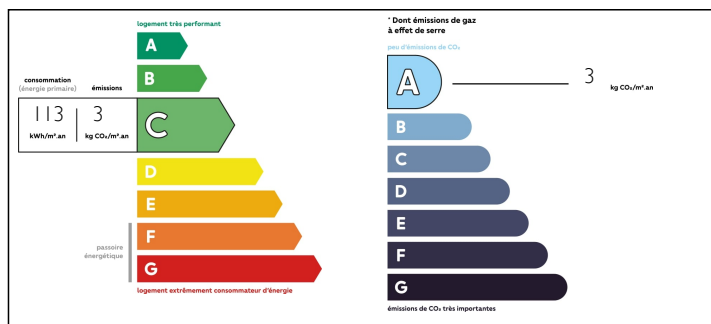
INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	5
Bath:	4
Floor:	165 m2
Plot Size:	100 m2

IN BRIEF

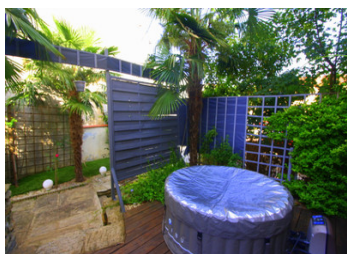
In the extreme south of the Tarn department, in the centre of the charming village of Labastide Rouairoux, on the border with the Hérault, is this beautiful 165m2 house with 100m2 landscaped walled garden and terraces. This property is truly unusual and deserves your full attention! You'll be absolutely seduced by the quality of its renovation, its well-distributed volumes, which could be perfectly suited to a guest house, and its exterior features, with a terraced garden adorned with beautiful palm trees, and shady areas perfect for lounging. All that's left to do is to put down your suitcases in this exceptional setting. This house is unique and should not remain on the market for long. So let's get started.

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: 1700 EUR

Taxe habitation: 600 EUR

NOTES

DESCRIPTION

What is already unusual is the fact that this house has two entrances, one from the beautiful square in the centre of the village, but completely secret, like the houses in the south of France, from a magnificent wrought iron gate that barely hints at the beautifully landscaped garden. The other entrance on the road side is not to be outdone, as it reveals an entrance hall that sets the tone in itself. Just climb a few steps and you'll be impressed! A 37m² living room opens onto a first terrace of 53m², well out of sight. This bright room, in shades of grey and white, is really very pleasant. The 20m² dining area is an extension, bathed in light thanks to the large bay window that opens onto an incredible 40m² paved terrace with awning, barbecue area and stone basins for planting. This space is just incredible... Back in the living room, it benefits from the same quality of renovation and finish, as throughout the house, a built in pizza oven is present here. We then move on to the 10m² kitchen and its 5m² utility room, which offers optimal storage space - well done!

There is a WC and washbasin area on this level.

The sleeping area is on the first floor, quite independent, and comprises 4 bedrooms, each with its own bathroom, which is so appreciable and unique. A 9m² landing connects them, and they are all equipped with velux windows and...