

Great opportunity to acquire well-presented farmhouse with land and outbuildings. Heaps of extra potential.

## EXCLUSIVE

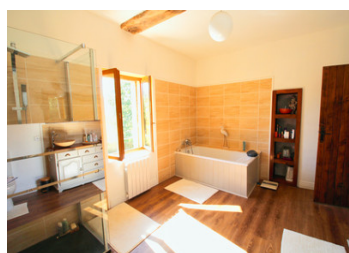
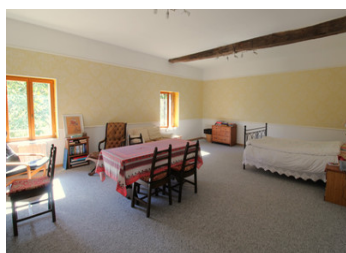


## INFORMATION

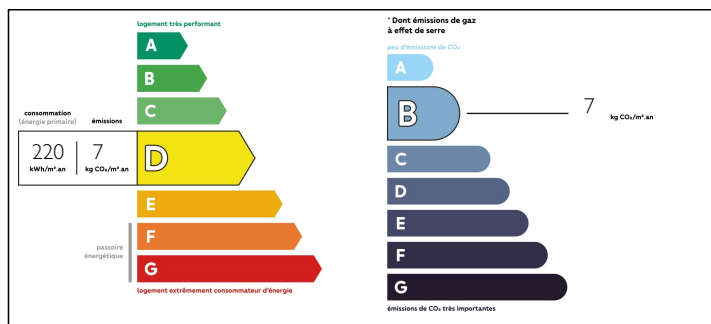
|             |          |
|-------------|----------|
| Town:       | Mazamet  |
| Department: | Tarn     |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 194 m2   |
| Plot Size:  | 43338 m2 |

## IN BRIEF

In the sunny south of France, in the heart of the Montagne Noire between Mazamet and Carcassonne, we find this delightful 18th-century whitewashed farmhouse. It offers four bedrooms, two bathrooms and one reception room for now, but space to add much more within the existing building. With three large outbuildings and more than 11 acres of land, there is scope for a wide variety of activities here, e.g. tourism, equestrian, commercial... Only 8 km from the market town of Mazamet for all amenities, 1 km from the local primary school, it is well located for busy family life as well as for those seeking a more secluded lifestyle. The location is a haven of peace near the end of a quiet country lane. Walk out to forest tracks, walks over fields and mountains. Stroll or ride to the village for the elementary school, and even the local leisure lake is within...

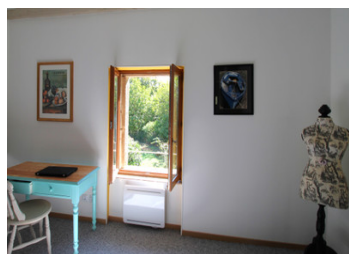


## ENERGY - DPE



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: 2081 EUR**

## NOTES

## DESCRIPTION

A charming white-painted farmhouse looking south over the hills of the Montagne Noire. The renovations have been carried out with taste and to a high standard, and the energy rating is surprisingly good for a building of this age, making it a very comfortable family home.

Two rooms on the ground floor arranged to provide a spacious living/dining room with wood burner and a pleasant and practical modern kitchen. The remaining four ground-floor rooms are currently unused and with a little imagination could provide an enormous amount of extra space. One of these unused rooms features a traditional brick bread oven and double-height ceiling!

Stairs from the kitchen lead up to the first floor, where a generous hallway gives access via an ancient-looking and solid wooden door to the upper part of the exterior space at the back of the building. Further, to a WC, shower room, two double bedrooms and an office/storage space. At the other end of this hall there is access through to another hall/corridor, again with a door to the rear of the house. From this hall, enter an enormous and well-appointed bathroom, a double bedroom and, at the end of the building, a bedroom so vast that it could become a studio flat in itself. These two sections of the upper floor are separated by a door.

The building is arranged such that many possibilities present themselves. For example, it could easily be subdivided into two self-contained dwellings. It could also become...