

TARN / Labastide-Rouairoux , house in need of complete renovation, in the centre of the village .

EXCLUSIVE



## INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	0
Bath:	0
Floor:	78 m2
Plot Size:	0 m2

## IN BRIEF

In the heart of Labastide Rouairoux, in the extreme south of the Tarn department, on the border with the Hérault, is this small house in need of complete renovation. Semi-detached on both sides, it has a floor surface area of 78m2 and 2 levels. Once renovated, it could be used as a small pied à terre, holiday home or main residence, Here, everything has to be redone, including the collapsed roof, and there are only the walls, no garden and no garage. So you can let your imagination run wild...

## 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

This house is an opportunity for all DIY enthusiasts, and its more than affordable price in our beautiful Occitanie region shouldn't make you hesitate for long!

Location:

In a village with the main shops, bars, schools, college, banks and restaurants.

Hikers and cyclists will be spoilt for choice by the surrounding unspoilt countryside of the Montagne Noire and the Voie Verte .

Labastide-Rouairoux has a weekly market, as does the neighbouring town of Saint Pons de Thomieres, capital of the Parc Naturel Régional du Haut Languedoc, which dates back to the Stone Age, as evidenced by its prehistory museum.

Labastide also boasts a textile museum, demonstrating the wealth of know-how and industrial heritage of the Tam, as well as the textile epic for which the village is famous.

A little further afield, the Minervois and Saint Chinianais vineyards can be reached in less than half an hour's drive, and the Mediterranean beaches in less than an hour and a quarter.

The property is equidistant from the airports at Carcassonne and Béziers, with a journey time that is almost the same.

Toulouse and Montpellier are a little further away (1h45mins) and Castres airport is only 30 minutes away.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES