

Old farmhouse with magnificent views. A charming and peaceful retreat within reach of amenities.



INFORMATION

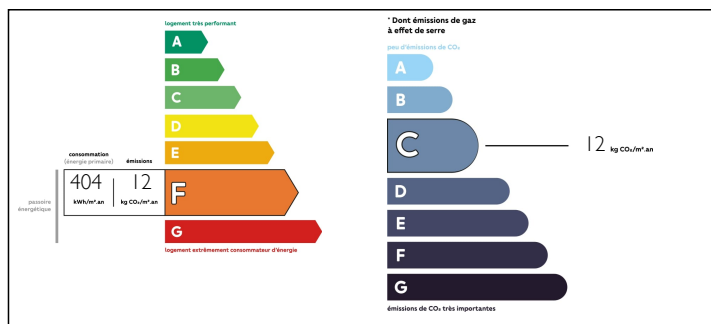
Town:	Mont-Roc
Department:	Tarn
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	1153 m2

IN BRIEF

This solidly built former farmhouse enjoys a commanding position with wide views over the Tarn countryside. Well off the beaten track, you will nonetheless have a few neighbours within the little hamlet. Visits by bakery and grocery vans. Supermarkets within an easy drive. Crèche, school and other services also nearby. Sheep graze the land around and birds fill the sky. Perfect as a permanent residence or holiday home, this is currently divided into two communicating units of accommodation.

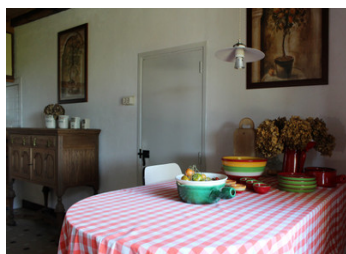


ENERGY - DPE



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

The main wing of this property is the house, comprising one three-bedroom home with kitchen-dining room, living room and downstairs shower room, and one one-bedroom home with kitchen-dining room and upstairs shower room. The two communicate via internal doors, but each has its own staircase and entrance. It would be an easy task to rearrange the internal space to create one four-bed home with two reception rooms.

Original old beams have been kept, where they are sound (including over the big fireplace with wood-burning stove), and others have been replaced with new oak in keeping with the original construction. Other features include a sausage-smoking cupboard and two tiny windows on the north side to let in the light to the upstairs corridor, but also to keep out the cold on those long-ago nights.

From the smaller residence there is access to the truly vast stone barn which forms the other wing, creating an L shape with the main house. This barn has been restored and made sound with a concrete floor but is otherwise empty, offering huge potential. Currently in use as a games room, let your imagination fill it as you like: vehicle storage, further accommodation, studio, gym, activities and many more possibilities.

Outside, the stone terrace at the front of the house enjoys magnificent views over open, rolling countryside and the Montagne Noire beyond. The old vines rambling over the doors produce bunches of delicious little black grapes. The flower beds, shade trees and...

LOCAL TAXES

Taxe foncière: 512 EUR

Taxe habitation: 391 EUR

NOTES