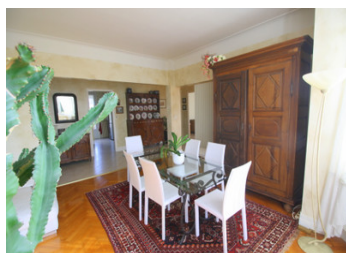


Tarn : Between Castres and Mazamet, exceptional villa of architect full south, with park and swimming pool.



INFORMATION

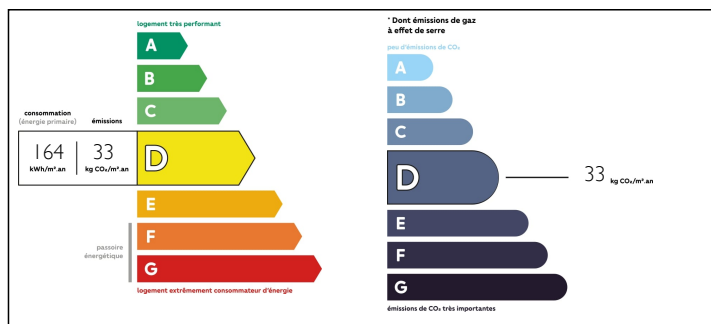
Town:	Labruguière
Department:	Tarn
Bed:	5
Bath:	3
Floor:	214 m2
Plot Size:	3700 m2



IN BRIEF

If you are looking for a little piece of paradise, then look no further! It is here that you will be able to put your suitcases and to benefit immediately from this property of great quality. This property is located in the town of Labruguière, not overlooked, and only a few minutes away from all amenities and services. Built in the 1950's, this villa has a unique cachet, the originality of its architecture and the quality of its construction make this property a rare find on the market. In the heart of a 3700 m2 landscaped garden, this 214m2 villa is enthroned between flowerbeds and ornamental trees. Its beautiful swimming pool and pool house offer a living space of its own.

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 vast hall opens onto a remarkable living room and dining room with waxed walls which benefits from an exceptional luminosity thanks to the large openings of the bay window, not forgetting an impressive view of the beautiful black mountain. On the same level, a kitchen with generous proportions, perfectly designed and arranged with marble worktops, will delight cooks and gourmets, while being open it is composed of a preparation part and a meal part. This beautiful room has direct access to the terrace at the back thanks to two beautiful French windows. Finally, a very nice bedroom en suite, just as bright with its bathroom, toilet and dressing room completes this first floor.

It should be noted that all the custom-made woodwork is double-glazed, tilt and turn, equipped with electric shutters. Then, you will be seduced by the sparkling floors whether they are in parquet or tiles, the lowered ceilings with embedded lights bring an additional touch of refinement.

Let's go upstairs now, from the beautiful elm staircase, it consists of 4 additional bedrooms, a beautiful bathroom, a shower room, a dressing room with very generous dimensions, and an attic.

The basement below occupies the whole surface of the house, it is also incredible since it shelters a garage and its automatic doors, a sports room, a sauna, a room which can quite make office or workshop, a wine cellar, a toilet space, and a large storeroom laundry plus a summer kitchen, which...

LOCAL TAXES

Taxe foncière: 2662 EUR

NOTES