

Tarn: Magnificent character property in the heart of 15 hectares in the Haut Languedoc Regional Nature Park.



INFORMATION

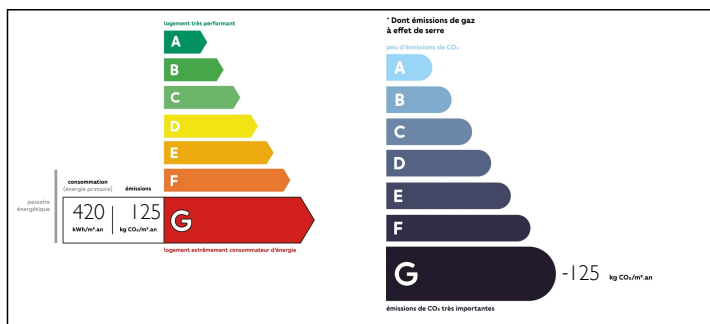
Town:	Anglès
Department:	Tarn
Bed:	7
Bath:	4
Floor:	315 m2
Plot Size:	150000 m2

IN BRIEF

This exceptional property is located close to the charming village of Anglès and the famous Raviège lake. This old farmhouse has been completely restored and extended to provide 315m2 of living space. Lovingly converted in keeping with traditional building methods, this unusual estate sits proudly in the heart of unspoilt countryside, in absolute peace and quiet. Surrounded by 2 hectares of meadow with a spring and 13 hectares of forest, how could you not fall in love? It would be ideal for a change of life, a reconnection with nature with nature and true values.



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: 1500 EUR

NOTES

DESCRIPTION

Let's start our visit by taking the little path around the bend in the main road, where it gradually reveals itself like a fortress.

You will be immediately captivated by its location and the surrounding meadow, which enhances the overall appearance of the buildings. It should be noted that the owners have worked hard to enhance the property, transforming the surrounding woods into an open landscaped area.

A pretty stone porch adjoining the double garage and the beautiful outbuildings welcomes us and leads us to the dwelling, where you will be pleasantly surprised by the shape of the buildings, comprising the main farmhouse and its elegant extension.

Naturally, you'll be charmed by the authentic look of the stone walls and the large number of traditional windows with their small panes, all of which have been deliberately preserved here. We first enter an entrance hall that leads to a masterly living room with cement tiles on the floor, a French-style ceiling, a monumental fireplace and exposed stone walls. Time has stood still here, and a monastery table sets the scene!

An equally remarkable side lounge-library with the same

An equally remarkable side lounge/library with the same symmetrical fireplace extends this living area. Both rooms have direct access to the terrace at the front. The kitchen also opens on to a large landscaped area. The boiler room, with its wash-house, WC and numerous storage cupboards, completes the ground floor.

The night areas are accessed via a beautiful solid wood staircase...