

TARN / Pretty village house with courtyard, garage and large storage areas.

EXCLUSIVE



INFORMATION

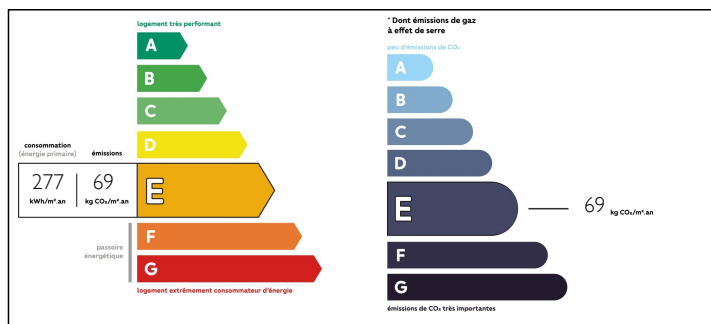
Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	30 m2



IN BRIEF

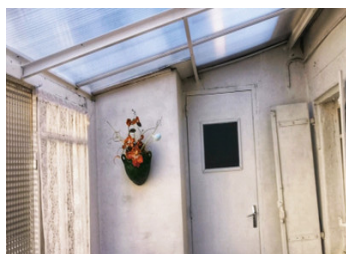
In the heart of Labastide Rouairoux, in the extreme south of the Tarn department, on the border with the Hérault, is this semi-detached village house with 115m2 of living space. Built on 2 levels, it has the enormous advantage of a full basement with garage, workshops, boiler room and courtyard, as well as an attic that could be converted. Just a stone's throw from all the shops, in a quiet street with little traffic, it would be perfect as a main residence or holiday home.

ENERGY - DPE



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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: **684 EUR**

NOTES

DESCRIPTION

After appreciating the quality of the facade, we cross the entrance hall, a generous 11m² hall serves the entire basement. A staircase leads to the first floor, which houses the 16m² kitchen and its luminous conservatory, a room in its own right that you're sure to appreciate, with a shower room and WC. Adjoining the kitchen is a 7m² room that would be ideal as a storeroom, for example. A beautiful 20m² living room with dining area and sitting room, a bedroom and a bathroom with WC complete this level. All have double-glazed windows.

Moving on to the second floor, we discover a large bedroom of 18m² and a smaller one of 12m². Finally, a lovely 40m² attic would be ideal for a games room, for example.

It's time to head back down to the basement, a real bonus with its 26m² garage fitted with a large open fireplace, its utility room like a scullery with its water point, probably the place where preserves used to be made, the workshop and its wash-house and the boiler room which includes the oil-fired boiler that heats the whole house. Another bonus? The courtyard at the back of the garage is semi-open, paved and perfect for spending pleasant moments in the fresh air, and growing a few plants...

It's also worth noting that the roof and facade have been completely redone.

This house is ready to move into immediately, a real opportunity, it's just waiting for you, its very affordable price...