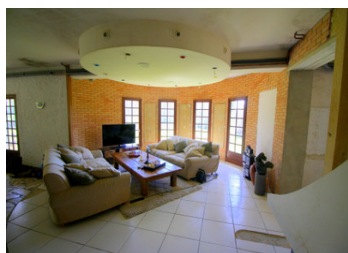


Tarn/Unique: near Mazamet, exceptional property with large house and 4 lakes on 2.3 hectares . 43

EXCLUSIVE



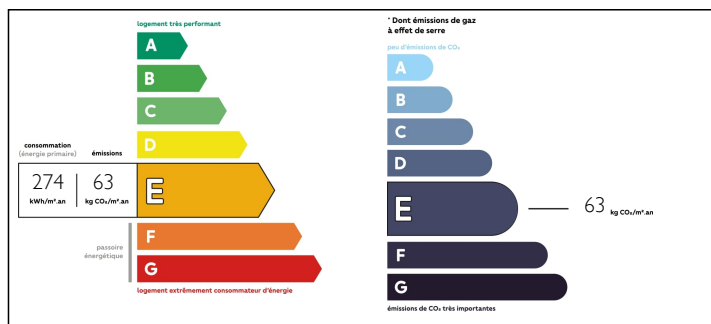
INFORMATION

Town:	Le Rialet
Department:	Tarn
Bed:	4
Bath:	1
Floor:	340 m2
Plot Size:	23400 m2

IN BRIEF

This incredible property is located in the peaceful commune of Le Rialet, in the heart of the Parc Régional Naturel du Haut Languedoc and the Occitanie region, on the border between Midi Pyrénées and Languedoc Roussillon. It is called 'Les quatre Lacs de La Bessède', a magical place full of peace and serenity, with the Montagne Noire in the background and the Pyrenees in the distance. La Bessède sits at an altitude of 700 metres, overlooking the valley, a world of running water where springs and waterfalls feed 4 lakes on a gradient, a breathtaking and totally atypical landscape, with the feel of a golf course and wild mountain pastures. There is no equivalent in the region, and this property will be the perfect destination either to recharge your batteries as a family and forget about the rest of the world, or to create a place that will welcome fishing enthusiasts...

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

Formerly a restaurant, then a family home, it would be the ideal location with a panoramic view to accommodate your projects.

Let's drive through the village of Le Rialet, a small mountain village close to Brassac and the Mazamétaine plain. We're under the spell of this area where it's good to live and settle. Let's take a small road, and the place immediately catches our eye! First of all, we discovered an imposing architect-designed house overlooking an incredible 2.3 hectares of landscaped parkland with 4 lakes.

But it's important to realise that this idyllic location, this unique outdoor setting, is the work of the current owner, who has undertaken titanic work to develop it. Just take a look at the original photos, and the before-and-after effect is spectacular. This property will offer many options to future buyers, and that's where we realise all the potential that exists.

First of all, the house, with its original 2-storey design, with a tower extending from it offering a unique panoramic view thanks to its large windows, and wrap-around balconies and terraces all around. In the past, this building was home to a famous inn, which also ran a fish-farming business, and was then converted into a home. Renovation work is currently underway, but it's important to realise that completion will depend on your personal plans. Everything can be adapted, and that's the bonus!

The 160 m² ground floor includes a masterly former restaurant room with a kitchen area to the side...

LOCAL TAXES

Taxe foncière: 1317 EUR

NOTES