

Tarn : 2 country houses with huge farm outbuildings and 25acres of mixed land



INFORMATION

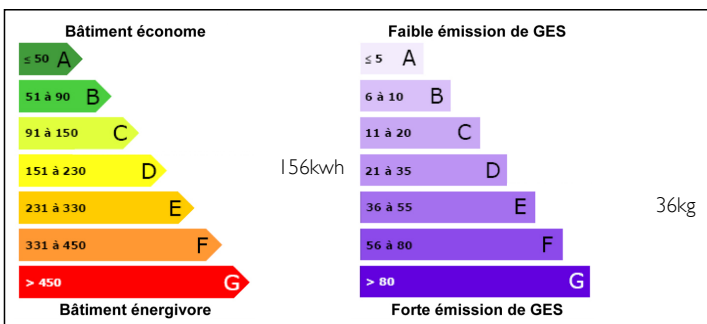
Town:	LACROUZETTE
Department:	Tarn
Bed:	6
Bath:	2
Floor:	249 m2
Plot Size:	103164 m2



IN BRIEF

Equidistant between the towns of Roquecourbe and Lacrouzette in the beautiful Tarn countryside close to the natural granite formations of the Sidobre so popular with tourists I can present this former farm with equestrian facilities, 2 modernised homes, (one let with income) and 15 acres of land the main 4-bedroomed house a generous 242m2 of space and a second 2-bed home of 149m2 with an income at present; huge outbuildings including a former mill, bergerie and well-house compliment the 15 acres of mixed land with stunning views. This could be perfect for the equestrians amongst us and this farmstead has it all, with over 1300m3 of agricultural buildings (not subject to tax foncieres) plus a large, comfortable family home and a second with income. NB: more land is available as an option.

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.



DESCRIPTION

The main house includes a huge 52m² lounge with fireplace and several double doors leading onto the covered terrace of 52m²; an expansive well-equipped kitchen of 21m², breakfast room and washroom/boiler room; a cloakroom in the entrance hall completes this level

There are 2 hardwood staircases, one in the lounge and the other from the kitchen, up to the 4 bedrooms with a bathroom and WC; the master bedroom a generous 22m² the others 14, 11 & 9m². All in good condition, double-glazed and centrally-heated (oil-fired)

The 2nd house has a charming 20m² conservatory, 22m² lounge with wood-burner insert (with heat recuperator), well-equipped kitchen and 2 bedrooms upstairs with a great bathroom

Good tenants currently provide an income of around 570€ monthly

A huge garage of 60m² serves this 2nd home, the main home using the 170m² former mill separately; the other outbuildings are numerous and could be used in various ways with a total floor area of over 1300m².

The 10 Hectares of land are roughly divided between arable land and wooded plantations (Robinia notably) all with great views and many natural springs; there is a former "artesian well" house though the pump is no longer in use. NB: more land is available as an option...

Situation: Between Roquecourbe(4km) and Lacrouzette(3km) well-placed to take advantage of both towns with their respective facilities, both important and with stunning countryside surrounding and very close to the tourist attraction of the Sidobre

With the important town of Castres at around 10 mins drive and Albi...

LOCAL TAXES

Taxe foncière:

1804 EUR

NOTES