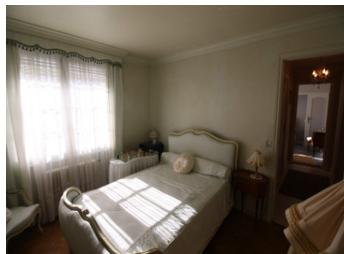


Tarn : Mazamet beautiful house with garden and garage, 5 min walk from the city center

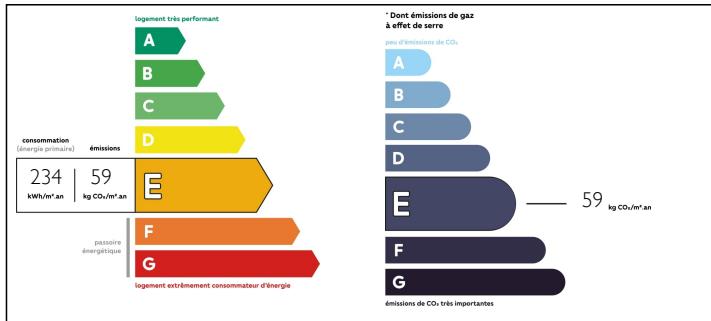


## INFORMATION

Town:	Mazamet
Department:	Tarn
Bed:	4
Bath:	1
Floor:	130 m <sup>2</sup>
Plot Size:	432 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

In the charming town of Mazamet, is this beautiful house which is characterized by its elegance and the quality of its construction. Its location in a quiet area and close to all amenities, makes it a highly sought after property, to be viewed as a priority. This detached house of 130m<sup>2</sup> of living space was built in 1966 in a traditional way, composed on 2 levels (first floor and half basement), erected on a wooded plot of 480m<sup>2</sup>, it will seduce you for sure and you will appreciate the quality of its construction, with quality materials and ingenious fittings.

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

Let's cross the entrance gate, and let's discover its particular style, with numerous openings offering a very luminous residence

The entrance hall leads to a beautiful dining room of 20m<sup>2</sup>, with a functional fireplace, oak herringbone parquet floor, and moldings. From this very luminous room with its large bay windows equipped with electric shutters, one accesses the terrace. Then opposite on this level, a living room or office of 12m<sup>2</sup> will offer you a cosy space, you will appreciate its oak parquet floor, and its beautiful openings benefiting from double glazing of great quality as everywhere on this level. The end of the corridor leads us to the 9m<sup>2</sup> kitchen, with granite worktops and credenza, note that all the appliances will be left at your disposal. Two beautiful and pleasant rooms of 12m<sup>2</sup> exposed to the south are both equipped with beautiful storage spaces.

Finally, a bathroom decorated with an Italian floor and an independent WC complete this level. The attic space of 35m<sup>2</sup> is accessed from the hallway, it has a sloping roof on one side, has openings and can be completely converted. Let us return to the half-basement now, from a door in the kitchen. A real bonus for this property, since it consists of a wide corridor leading to two bedrooms with a toilet area, a summer kitchen, a boiler room which houses the oil-fired boiler replaced 4 years ago and which has been used very little. Then, a...

## LOCAL TAXES

Taxe foncière: **1352 EUR**

## NOTES