

Heaps of streamside charm and character for this former copper forge

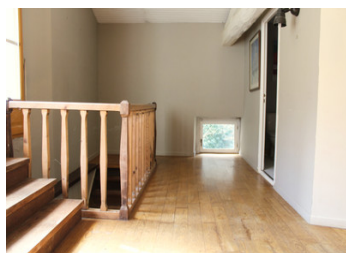


## INFORMATION

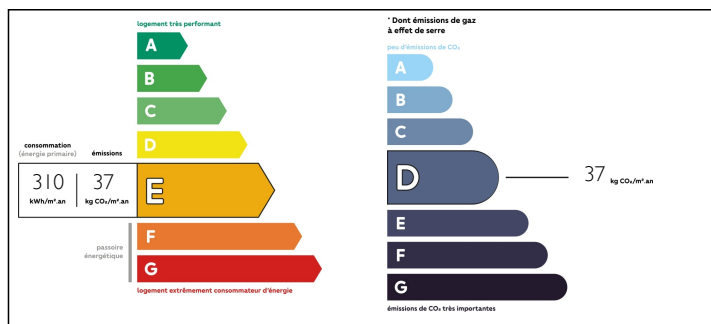
Town:	Durfort
Department:	Tarn
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	1800 m2

## IN BRIEF

This former copper forge retains many features, including a derelict stone waterwheel and three forge hearths. With two full bedrooms and a third space arranged as an office on two levels, it also offers two bathrooms and a spacious first floor landing area with access to the sunny garden/patio. The large kitchen and living room give onto the streamside terrace, from where you can catch your trout supper and barbecue it almost straight from the line. The nearby village of Durfort is famed for its creative inhabitants. A bar/restaurant, several art and craft businesses and plenty of sporting activities provide a small yet lively centre just 2km from home. Further up the valley there is a via ferrata offering access to the rock face of the Montagne Noire. These mountains and valleys offer opportunities for hiking and cycling, and almost any outdoor sport you can imagine has a club not too...



## 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

Front door into porch and through to  
Large living room with wood pellet burner,  
under-stairs storage, access to:  
WC, streamside terrace and lower garden level and  
Spacious kitchen with double doors giving onto a  
further patio

From living room, stairs up to:  
Spacious and sunny landing area with access to  
upper garden level  
Shower room/WC  
Bedroom 1 with en suite bathroom  
Office with platform above, ladder access  
Bedroom 2 with built-in wardrobe

Outside there is access to a boiler room housing oil  
boiler, electric water heater for the summer months,  
and fuel tank. At the other end of the house is the  
pump room and tool shed housing the pump which  
supplies the crystal clear water from the stream to  
the house. Some locals take their drinking water  
from the village spring, others directly from the  
stream. Another, larger, outhouse could be a studio,  
shed or workshop. Away from the house, along the  
bank of the stream, is a small wooden summer  
house.

Nestled in a deep valley, surrounded by forest and  
with direct access to wonderful routes for exploring  
the Montagne Noire and the surrounding area, this  
quaint home is a dream for anyone who loves the  
country life, perhaps entertaining in the rambling  
garden with drinks and a meal by the rushing stream.  
Ideal for summer get-togethers, the garden is on  
several levels and guests can gather in the various  
patio spaces, explore the river bank and lengthy  
garden or paddle in the refreshing water. If you  
prefer a quiet life, then close...

## NOTES