

Superb location on quiet street 10 minutes' walk from market town centre.

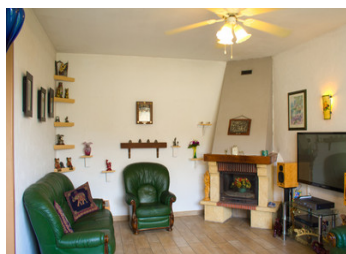


INFORMATION

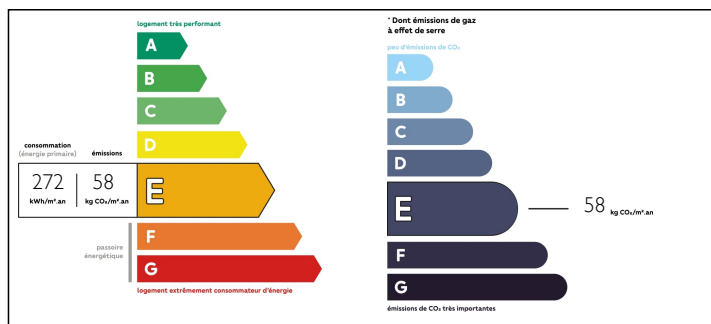
Town:	Mazamet
Department:	Tarn
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	520 m2

IN BRIEF

Great opportunity to purchase a spacious 3-bedroom family home within a short walk of the vibrant market-town's centre. Schools and all amenities are within easy walking distance. Quiet area. Ready to move into, light and airy, double-glazed. Beautiful mature garden with swimming pool. Excellent basement space offers many options inc. music den with acoustic baffling.



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

Walk up the front steps to enter a generous central hallway. On the left, the large, fitted kitchen, and on the right, the airy living room with working 'insert' corner fireplace.

Further, 2 double bedrooms on the left-hand side, the larger with direct access to the rear terrace. On the right, access to the basement, a shower room with fully tiled walk-in shower, and separate WC.

One further double bedroom with built-in wardrobe and access to rear terrace.

The central hallway ends in a space currently used as a home office, with access to the rear terrace.

Basement/Sous-sol: This typically French arrangement offers a vast and useful space beneath the main house. There is a generously sized garage with workbench fitted. Beyond, there are several store rooms, a laundry space and a room currently fitted out as a music room with acoustic panels on ceiling and walls. At the far end of the basement is access to a semi-enclosed storage area and from here via steps to the rear garden.

The lovely, mature garden can be accessed via a side gate, through the basement or directly through the house. Stocked with a range of fruit trees, shrubs and flowers, it provides a peaceful haven for wildlife and people alike. From the raised terrace, with awning and room for dining, the swimming pool is easily supervised. Shady spaces offer respite from the summer heat, and the plantings offer year-round interest as well as privacy.

Everything has been well maintained, and the...

LOCAL TAXES

Taxe foncière: 1703 EUR

NOTES