

TARN / Charming, fully renovated house with lovely garden ,in the heart of the village of Labastide-Rouairoux.

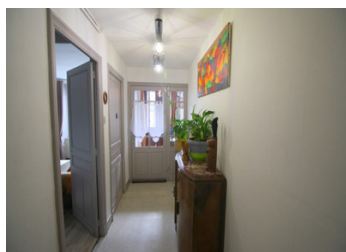


INFORMATION

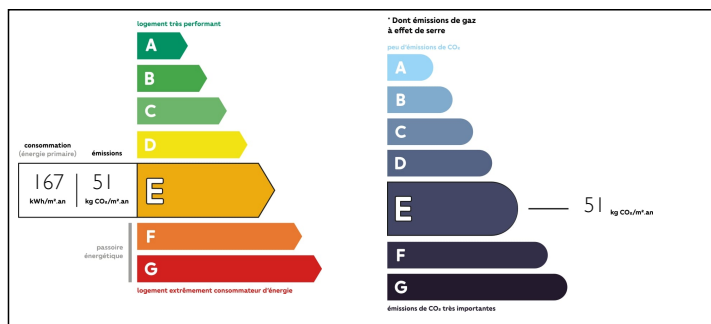
Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	552 m2

IN BRIEF

In the centre of the village of Labastide Rouairoux, in the extreme south of the Tarn département, on the border with the Hérault, you'll find this charming, superbly renovated house. Its renovation and tasteful decoration using quality materials will win you over at first glance, all you have to do is put your suitcases down! Just a stone's throw from the shops and amenities, it would be perfect as a main residence or holiday home. Its assets: 170m2 of living space, terraces and garden to the rear, a surprisingly rare property on the market, so don't waste another moment!



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

Passing through the entrance hall with its airlock, this leads to a lovely, very bright 25m² lounge/dining room with parquet flooring, double glazing and roller shutters - everything here is brand new! The 13m² bespoke kitchen is also very bright. The back kitchen is a real bonus, opening onto a lovely terrace overlooking the garden, ideal for entertaining friends or simply soaking up the sun! There is a toilet on the ground floor.

A wooden staircase leads up to the first floor, which houses 2 bedrooms of 16 and 18 m², adorned with beautiful parquet flooring. A bathroom can be accessed from the hallway or the large master bedroom, and there is also a toilet on this level.

The staircase then leads to the top floor, where 2 further bedrooms of 20 and 14 m² adjoin a room that could be used as a workshop or office.

What's incredible about this house is the amount of space it offers, totally unsuspected from the outside! The garden is also accessible if you go around the house. First of all, a few steps lead up to the small covered summer kitchen, a precious and ingenious space. Next, a 40m² cellar houses the oil-fired boiler, and 2 small workshops are perfect for storing your tools or doing DIY.

This house is a real opportunity, a lovely surprise in the heart of the village, it's just waiting for you, its really affordable price shouldn't make you hesitate for long. Far from the hustle...

LOCAL TAXES

Taxe foncière: 1273 EUR

NOTES