LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A09982 Price: 50 000 EUR

agency fees to be paid by the seller

TARN / Village house to renovate, with small plot of land and beautiful view of the Montagne Noire.















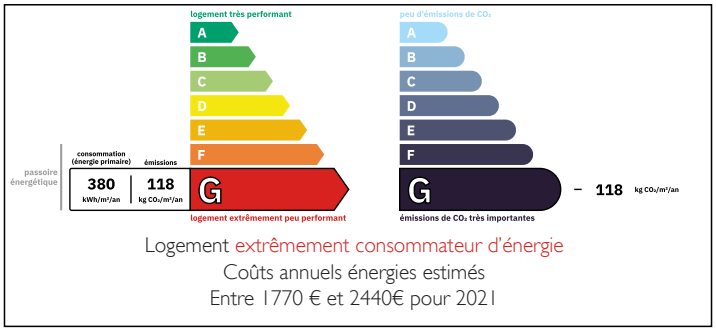
INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	293 m2

IN BRIEF

On the border of the Tarn and the Hérault, in the peaceful village of Labastide-Rouairoux, is this small house in a quiet and sunny area. Built into the hillside on the south side, this house to renovate will be ideal to benefit from a pied à terre in this beautiful region of Occitania.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1770 € et 2440€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **384 EUR**

NOTES

DESCRIPTION

At the end of a small lane, this building dominates the neighbourhood. Indeed, it overlooks
the neighbouring houses with its sunny terrace.
The house has a living area of 70m2 and comprises 2 levels which house the main rooms, then a partially converted basement of 15m2, and a cellar of 22m2.
The entrance is from the terrace, after having ascended the staircase. The ground floor houses
a living room with kitchen and dining room of 22m2.
Then, we find a
first bedroom of 12m2, and its bathroom, wc.
These rooms have the advantage of benefiting from beautiful sunshine thanks to the openings all present on the south side. A staircase leads us to the first floor which includes a bedroom or living room of 17m2 and a second room under the roof with exposed roof beams and velux window, a room which will need further renovation.
The bonus: a basement with bedroom, boiler room and laundry room.
It will be up to you to arrange it as you wish, this extra space will be appreciated for sure. A
cellar next door will be perfect for your workshop and will offer you nice storage space.
Finally, below, a small plot of land could be used for your garden.
This property will be a great opportunity for you to indulge in DIY,
while enjoying the style of living so dear to the South of France.
Location:
In a village with main shops, bars, schools, college, banks, restaurants.
Hikers and cyclists will be spoilt by the surrounding unspoilt countryside
of...