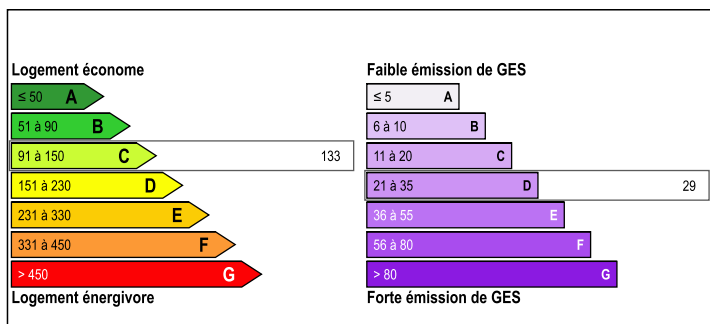


Old farmhouse of 220 m with swimming pool, 4 bedrooms, living room, dining room, and fitted kitchen. Workshop



ENERGY - DPE



INFORMATION

Town:	Briatexte
Department:	Tarn
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	9183 m2

IN BRIEF

This house is set on a fully fenced 9,200 m² plot, in the heart of the countryside, offering peace and quiet with no overlooking neighbors.

Shops & Services – Briatexte

Briatexte offers a good variety of local shops and services, including:

"La Véritable" bakery

"Bar de France" and Café Le Chillo (bar/restaurants)

Butcher, pizzeria, pharmacy, tobacco shop

Hair salons, beauty salon, garage

Skilled local tradespeople (carpentry, masonry, plumbing, electricity, etc.)

Bank (Crédit Agricole)

Nurseries, florist, antiques, audiovisual services, tailoring, and more

Weekly Market

A small local market takes place every Monday from 8 a.m. to 1 p.m. on the main square, offering fresh

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.



LOCAL TAXES

Taxe foncière: 2280 EUR

NOTES

DESCRIPTION

Renovated Family Home with Breathtaking Views – Pool, Solar Panels, and Modern Comforts

This beautifully renovated home is nestled in a peaceful dead-end lane, offering a tranquil living environment surrounded by nature — with only the sound of birdsong to accompany your days. From the front of the house, enjoy an unobstructed panoramic view over the valley, while inside, natural light floods the spacious living areas.

Set on a fully fenced 9,200 m² plot in the heart of the countryside, the property offers total privacy and no overlooking neighbors.

Ground Floor:

- Large, well-equipped kitchen (19 m²)
- Bright dining room (24 m²)
- Spacious and cozy living room (34 m²) with fireplace
- Direct access to a laundry room and a 40 m² workshop/garage

Upstairs:

- Master bedroom (17 m²) with private bathroom (7 m²) and stunning mountain views
- 3 additional bedrooms, including one with en-suite shower room
- A second independent shower room
- A spacious walk-in closet
- Mezzanine area used as a home office

Additional Features:

- Energy-efficient air-to-water heat pump
- Recent wastewater treatment system (microstation)
- Double carport
- Beautiful 9 x 4 m south-facing pool with open views over the valley
- 10 solar panels for self-consumption and energy resale

A rare opportunity combining comfort, energy