LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38357SOM81 Price: 635 000 EUR

agency fees to be paid by the seller

Excellent new price for this superb country house, parkland, mountain views, 2 pools, 3 gîtes, ready to go















INFORMATION

Town:	Pont-de-Larn
Department:	Tarn
Bed:	14
Bath:	10
Floor:	510 m2
Plot Size:	17000 m2

IN BRIEF

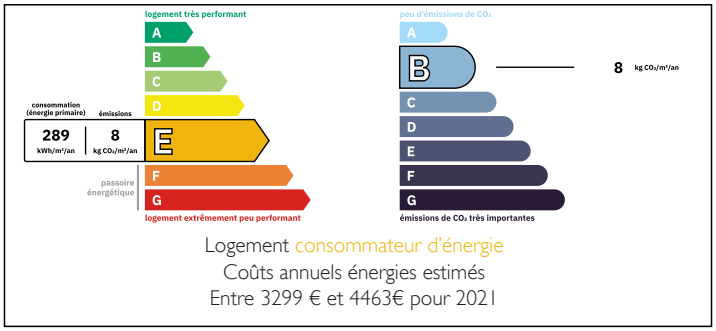
This character home is set in the Monts de Lacaune above the market town of Mazamet, only ten minutes from town but a world away. With a seven-bedroom main house plus three gîtes/holiday cottages offering seven more, there is plenty of scope for your projects. The local commune is thriving and sought-after with few properties coming onto the market.

The grounds are beautifully presented; the house looks out over a lush lawn dotted with mature trees and shrubs to a panorama of forested mountains.

The two swimming pools and the pétanque court provide on-site attractions.

Further development is possible with building land included and some bedrooms in need of a little love.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3299 € et 4463€ 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:	**3335 EUR**

NOTES

DESCRIPTION

From the quiet country road, turn onto a short track and enter through double gates to the tranquil park garden. Shady parking under trees or proceed to the neat gravelled area in front of the house.
The vast lawn in front of the house leads the eye to the mountains beyond. Mature trees and shrubs provide interest.

Ground floor:
Enter the house through a glazed door into the Kitchen (32 m²). This is a huge space with plenty of room for a large dining table and the quality, fitted kitchen with local granite worktops and solid wood cabinets. Tomette (terracotta tile) flooring. From the kitchen, two large utility and storage rooms (11 m² and 4.5 m²).
A third door leads from the kitchen to an internal hall area, currently used as a boot room (9.5 m²) and further to a corridor through to the living spaces. Under the stairs is a WC.
From this corridor into a
Dining room or second living room/TV room, with views to the front, ornamental fireplace, cement tile flooring in excellent condition (21 m²).
The main living room is entered via glazed double doors from the corridor, or direct from the dining room. It is L-shaped, double aspect and enjoys wonderful views through the three sets of French windows. Cement tile flooring in excellent condition. (37 m²)

First floor
Stairs to generous landing with views to front and French windows giving access to the back garden and pool area via a few steps.
Bedroom 1 - double...