LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38974CST81 Price: 269 000 EUR

agency fees to be paid by the seller

TWO character properties , with land situated in near the lac de Raviege

EXCLUSIVE















INFORMATION

Town:	Brassac
Department:	Tarn
Bed:	7
Bath:	3
Floor:	167 m2
Plot Size:	10000 m2

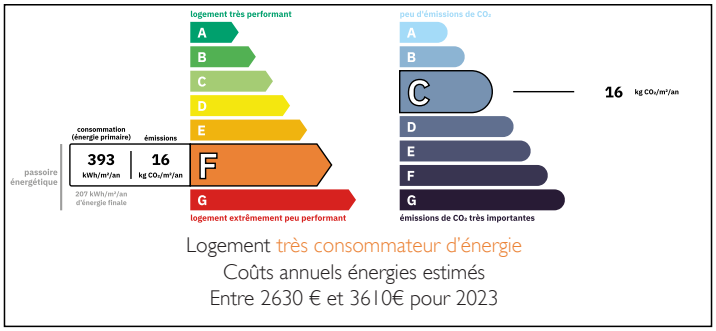
IN BRIEF

Come and discover this exceptional opportunity to own TWO CHARACTER properties set in a peaceful and private forest environment of over 10,000 m², just minutes from the stunning Lac de la Raviège, a popular tourist destination.The first house 93m2 offers a welcoming lounge anda fitted kitchen on the ground floor. Upstairs, you'll find four bedrooms and access to a terrace, perfect for enjoying the tranquil surroundings.

The second property 74m2 features a beautiful stone façade and authentic charm. On the first floor, you'll be greeted by a spacious character-filled living area with a feature fireplace, a compact kitchen, a bedroom, and a shower room. Step out onto a private terrace.The second floor offers a mezzanine area, two additional bedrooms, and another shower room.

This is an ideal investment for a large family, guest

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2630 € et 3610€ pour 2023

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:	**430 EUR**

NOTES

DESCRIPTION

Located near the stunning Lac de la Raviège, this area offers a perfect blend of nature and recreation. Set within the Haut-Languedoc Regional Park, the lake spans over 400 hectares and is surrounded by lush forest. Popular for swimming, kayaking, sailing, fishing, and scenic hiking trails, it's a magnet for tourists and nature lovers alike. The nearby Plage des Bouldouïres offers a sandy beach, water sports, restaurants, and family activities in summer—making this a prime location for a holiday home or rental investment.

The first house has electric heating pen fireplace tiled floor and beamed ceilings , the second property benefits from double glazing , lounge with exposed stone walls and stunning feature fireplace .

More photos on request , A rare opportunity !

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr