LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40506SOM81 Price: 669 000 EUR

agency fees to be paid by the seller

Attractive new price for rambling farmhouse and gardens in south of France, cosy family home, heated pool















INFORMATION

Town:	Lacapelle-Pinet
Department:	Tarn
Bed:	6
Bath:	5
Floor:	414 m2
Plot Size:	11417 m2

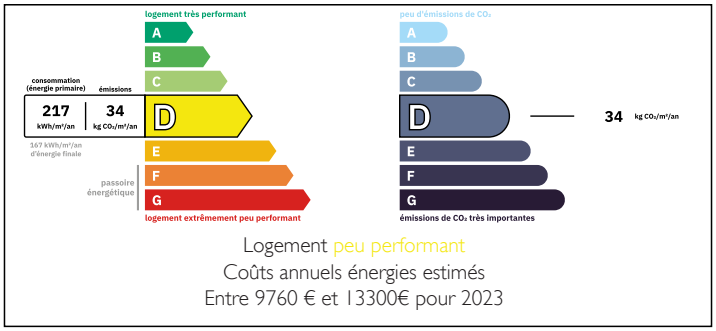
IN BRIEF

Combine an idyllic country lifestyle with a range of income opportunities. Designed for large family or intergenerational living, with home-working and/or chambre d'hote or gite activity in mind. Plenty of bathrooms and inviting spaces for people to pass the time indoors and out. The grounds include a large, in-ground, heated pool, small lake, traditional vegetable garden plus raised beds and several gardens and patios.

Excellent internet access. Layout offers great flexibility. Energy costs are very reasonable for a property of this age and size and the house stays nicely cool in the summer heat.

Located between Albi and Rodez, just 10 minutes from the fast N88 and only 110 km from Toulouse, this rural retreat is easy to reach by car from airports and train stations.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 9760 € et 13300€ 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:	**1615 EUR**

NOTES

DESCRIPTION

Drive in through the double gates to ample secure parking.
Three substantial outbuildings shield the main house from view.

Enter through the ancient front door to discover a broad hallway (17 m²).

To the left, the spacious kitchen with fitted cabinets, range-style dual-fuel cooker and a large central island (free-standing). Tiled floor. Exposed beams painted white. Pantry cupboard under the stairs. (27 m²)

Through the kitchen, further to a broad hallway running along the rear of the house, giving access to a shower room with laundry area at one end (10 m²), a spacious cloakroom at the other (10 m²), and the large living room (45 m²).

This comfortable reception room, with its exposed beams, polished solid oak flooring, modern and efficient wood-burning stove and dual aspect is a delightful space. One glass door gives access to the south-facing patio and garden at the side of the house, French windows open to the front, with its semi-courtyard and ancient olive tree.

From the front door again, turn right into another spacious hallway (22 m²) with access to a large larder and the utility room (7 m²) housing the gas central heating and hot water boiler and the pool equipment.

Beyond this is a second reception/dining room with its own wood-burning stove set in a large raised stone fireplace, windows to the front and French windows to the poolside and barbeque area to the rear (40 m²). This is another large and comfortable space, ideal as a dining room with office area...