

Near lakeside in the Montagne Noire, a rare find in need of modernisation – or not. Loft sleeping areas.

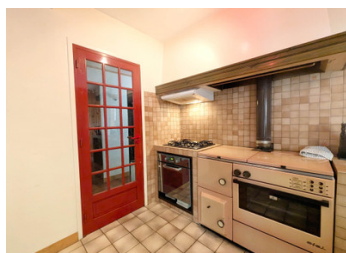
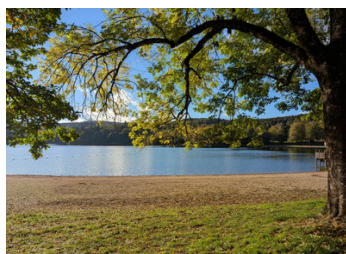


INFORMATION

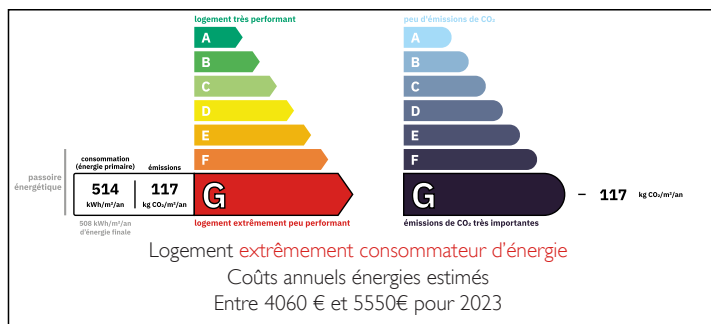
Town:	Mazamet
Department:	Tarn
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	788 m2

IN BRIEF

A rare find in a sought-after spot. Location is everything for this cosy chalet bungalow just 5 minutes' walk from the lakeside at this popular leisure destination. In the beautiful Montagne Noire not far from Carcassonne in the South of France, the house has two bedrooms and a bathroom on the ground floor. Upstairs, under the eaves, is space for several more beds or workspace, although the ceiling height is restricted. With private garden, built-in BBQ and secure parking for four vehicles in the carport, garage and drive, the exterior is easy to maintain and enjoy. Wander down the road to enjoy a swim in the clean waters of the Lac des Montagnès, or a meal at the restaurant or snack bar. Alternatively, head uphill for beautiful walks and bike rides through the mountain scenery. Just 9 km...



ENERGY - DPE



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: 1505 EUR

NOTES

DESCRIPTION

Enter through the secure double gates to the driveway and park under the double carport - vital in the summer sun!

Enter through the kitchen (11 m²). L-shaped with tiled work surfaces, built-in cupboards, small fridge and sink with sliding windows over. Gas/electric hob and electric oven. The wood-fired range cooker needs a little work to rectify the flue, but could provide an excellent source of heat and an interesting cooking solution.

The kitchen is open to the spacious living room (28 m²) with its wide French windows giving onto the terrace and garden. Fling everything open wide in summer or close it down and light the fire in the big open fireplace in winter. Terracotta tiled floor.

There is a smaller, second seating area opening from the living room (12 m²), currently used as a dining space. Sliding windows to the garden and a Godin wood-burner in the corner. Tiled floor.

From this dining area, a corridor leads to the WC and utility/boiler room (7 m²), and back to the kitchen. From the utility room, further to the garage (18 m²).

At the opposite end of the house, a short corridor leads to a bathroom on the right, with double wash-hand basins and a shower over a hip bath (5 m²).

Bedroom 1 (11 m²) enjoys views of the garden (sliding windows).

Bedroom 2 (7 m²) has a view to the side of the house.

Wooden stairs lead up from the living room to the space under the eaves (30...