LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42552SOM81 Price: 69 500 EUR

agency fees to be paid by the seller

Cute cottage in quiet hamlet close to market town, lake and forest walks. Lock up and leave!















INFORMATION

Town:	Mazamet
Department:	Tarn
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	0 m2

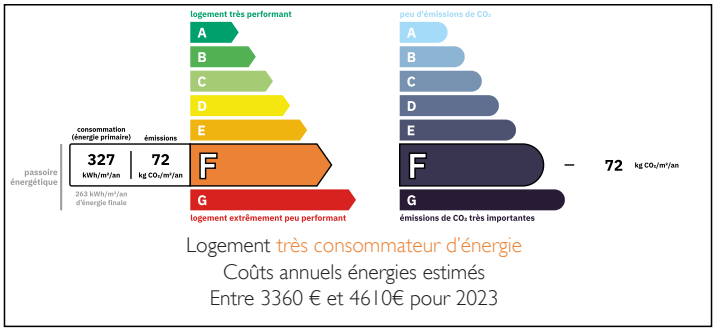
IN BRIEF

3-bedroom house. Set in a quaint and quiet hamlet only a short drive from the market town of Mazamet, surrounded by forested hills and just a 3-kilometre walk from the local leisure lake for swimming, fishing, hiking and biking, restaurant and bar.

The house is an ideal look-up-and-leave holiday home or starter home. The lower ground floor offers an additional kitchen, small shower room and WC. With some clever use of space and updating, the whole floor could be a studio apartment. Whilst there is no garden, the house looks out to green space to the west.

The 'pigeonnier' attached to the house offers interesting potential. It currently has two floors with access to each only from the outside. It may be possible here to create additional living space accessed from the house and/or to partially open up the...

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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:	**1285 EUR**
Taxe habitation:	**771 EUR**

NOTES

DESCRIPTION

Enter from the quiet lane into a large kitchen/dining room. There is one run of fitted cabinets with work surface, extractor hood, space for hob. Tiled floor. Window to front. (18.8 m²)
From this large room, access to a cosy living room with polished wooden floorboards. Window to rear. (11 m²)
A second room is currently arranged as a bedroom with window to the side of the property. (11,5 m²)
WC
Stairs to lower ground floor
Stairs to first floor

First floor:
A pleasant, light-filled hallway with pale wooden floorboards and large cupboard over the stairs. Access to:
Bedroom 1, pale wooden floorboards, large window to front, small alcove filled with shelves. (14 m²)
A further small vestibule leading to:
Shower room with vinyl floor, quadrant shower cubicle, wash basin and WC, Velux-type roof window. (4 m²)
Bedroom 2 with wooden floorboards, Velux-style roof window and access to clean, dry storage under the eaves. (9.3m ²)

From the main kitchen/dining room a door opens onto stairs leading to the lower ground floor:
One room partially divided by the remains of a thick wall. Currently contains the central heating system, washing machine, water heater and storage space. (19.4 m²)
From this room, access to a small WC and minuscule shower room with wash basin.
Sliding glass door leads through to a kitchen/dining room with a run of cabinets and work surface, hob, oven, dishwasher, sink, extractor hood.
Glazed door and window to the rear of the house. (17.5 m²)

You might wonder how it is in good condition and...