LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44854FV81 Price: 68 000 EUR

agency fees to be paid by the seller

TARN: Labastide Rouairoux renovated hamlet house on the hills above the village with various plots of land.

EXCLUSIVE















INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	1
Bath:	1
Floor:	76 m2
Plot Size:	2424 m2

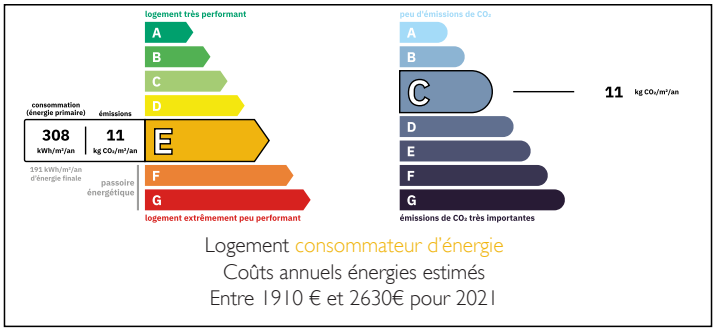
IN BRIEF

Just a 5-minute drive from the centre of the village of Labastide Rouairoux, in the far south of the Tarn department, on the border with Hérault, lies this typical hamlet house, situated in a commanding position at the heart of a rich and unspoilt natural environment.

It offers 76m² of renovated living space across three levels and 2,424m² of separate land nearby, comprising woodland and gardens.

This is a superb opportunity not to be missed; it would be ideal either as a main residence or a second home, perfect for retreating to and reconnecting with nature for an authentic lifestyle!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1910 € et 2630€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**720 EUR**

NOTES

DESCRIPTION

Let's begin our tour in the heart of this little hamlet with its four houses – you're sure to fall in love with it!

Its rustic charm, blending stone and wood, is evident throughout.

We step inside to discover the 27m² living area, which is pleasant and practical with its kitchenette, efficient wood-burning stove and dining area.

Next, a wooden staircase leads us upstairs to the sleeping area, comprising a bedroom with a view of the lush green mountains opposite, a study and a shower room with WC.

You will also appreciate the converted basement with a kitchen, pantry and toilet; this space opens onto a small terrace, also accessible from outside, the perfect spot for enjoying good times with friends and family!

The house is fitted with double glazing and insulation; heating is provided by NFC, NF** and NF***-certified electric convector heaters, supplemented by a recent wood-burning stove (logs) with the 'Flamme Verte' label and a room-by-room programmer (individual system).

Outside, various plots of land not adjoining the property but in the immediate vicinity will allow you to create your own vegetable garden and grow your own firewood to fuel the stove.

This house is truly an opportunity not to be missed in our beautiful and highly sought-after Occitanie region, where life is so good and where prices remain affordable and attractive.

Location:

Just 5 minutes from the village, with its main shops and amenities, schools, secondary school, banks, restaurants, grocery store and bakery, as well as...