

Tarn: Nages, a magnificent villa just a 5-mn walk from Lake Laouzas, with enclosed grounds, view of the lake



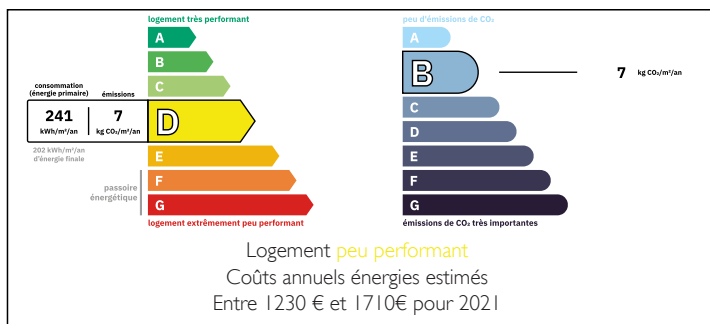
INFORMATION

Town:	Nages
Department:	Tarn
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	10000 m2

IN BRIEF

Situated in the village of Nages, in a natural and unspoilt setting at the heart of the Haut-Languedoc Regional Park, this property enjoys a truly unique location! Indeed, it is set against the backdrop of the famous Lake Laouzas, just a 5-minute walk away. Lake Laouzas is an artificial lake spanning the municipalities of Nages and Murat in the Tarn department; it covers an area of 335 hectares. In a commanding, peaceful position with no immediate neighbours, this charming lakeside chalet-style house—built in the traditional style—offers 95m² of living space, plus a summer kitchen, a garage, a carport, a shed, workshops. A true picture-postcard setting, further enhanced by its one-hectare plot, which is fully enclosed on all sides. Who hasn't dreamt of relaxing with their favourite book, enjoying breakfast or an aperitif with friends overlooking the lake!!!! It's a simple yet...

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 361 EUR

NOTES

DESCRIPTION

Let's begin the tour: we walk along the lake, already under its spell, and the automatic gate opens – suspense!!!

There, we discover a superb villa sitting proudly amidst flowerbeds, paths and other landscaped features. Charming is the word that best describes it, typical of the villas in this corner of Occitanie, with a slate roof and a beautiful façade...

Built in 1976, it has been completely and tastefully renovated using high-quality, high-performance materials. Its large bay windows, facing the lake of course, allow you to enjoy the scenery at all times!

We enter via the lovely sheltered side terrace, complete with an awning and flanked by beautiful flower beds. Here, we discover the living area with its well-equipped, light-filled open-plan kitchen, and the beautiful combined living and dining room, where an imposing stone fireplace with an insert provides cosy warmth and reinforces the rustic mountain style. This living space covers a total of 53 m². You'll be captivated by the view through the floor-to-ceiling windows; the water is truly magical and the lake draws us in constantly, like a magnet!!!

A hallway adjoins the living area, leading to a bedroom with a view of the lake (of course), a bathroom and a separate toilet. This layout, with a bedroom and bathroom on the ground floor, is a real bonus to consider as it's highly sought-after!

At the end of the corridor, a front door opens onto the semi-enclosed garage area – practical and functional when you've...