LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45565NE81 Price: 88 000 EUR

agency fees to be paid by the seller

Spacious Character Property for Renovation with Roof Terrace Near Revel















INFORMATION

Town:	Durfort
Department:	Tarn
Bed:	2
Bath:	2
Floor:	158 m2
Plot Size:	18 m2

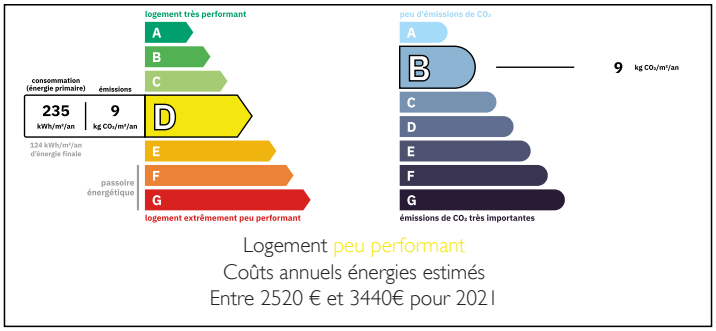
IN BRIEF

Discover this delightful character property in the charming village of Durfort, nestled at the foot of the Montagne Noire. The property requires some renovation work but is incredibly competitively priced for the amount of space that is on offer.

The property is spread across three storeys with two reception rooms on the ground floor, a spacious kitchen and living area on the first floor, plus a bathroom. The top floor has two bedrooms, a shower room, and a delightful roof terrace with views over the village and the surrounding hills.

The pretty village of Durfort has a bar and restaurant and is only ten minutes from the thriving market town of Revel. The surrounding hills are ideal for exploring on foot or by bike, and Carcassonne and Toulouse are accessible in under an hour.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2520 € et 3440€ 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.

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LOCAL TAXES

Taxe foncière: **848 EUR**

NOTES

DESCRIPTION

Tucked away on the prettiest street in Durfort, with a striking colombage facade, you will find this delightful property, full of potential.

The ground floor has a large reception room with French doors onto the street as well as a separate entrance into the corridor. Another room could be converted into a kitchen or ground floor bedroom, with traditional stone walls providing plenty of character. To the rear of the ground floor, there are two rooms that require renovation.

A solid wooden staircase leads to the first floor where there is a spacious kitchen that opens onto a living room with a wood burning insert and more character features with the beams and stone walls. There is a bathroom, an adjoining toilet and utility room that requires renovation.

On the top floor there are two bedrooms with access to a shower room. The larger bedroom has sliding doors onto a spacious roof terrace with a barbecue and views over the village and the hills around the property.

There is some renovation work required; the first-floor utility and toilet require a new floor following water damage, and the property could use some general refreshing throughout. The price reflects this work, and the property has the potential to be a delightful home or holiday home in a beautiful setting.

Durfort was once the centre of a thriving copper industry and still has a small museum and several gift shops, as well as a restaurant and...