LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45691FV81 Price: 255 000 EUR

agency fees to be paid by the seller

Tarn:8 km from Castres, a charming, fully renovated village house with a full basement and enclosed ground !



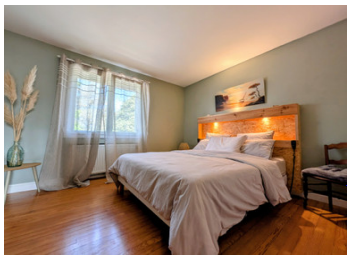












INFORMATION

Town:	Valdurenque
Department:	Tarn
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	756 m2

IN BRIEF

This beautifully renovated house is situated in the peaceful village of Valdurenque, a rural commune within the catchment area of Castres, just 8 km away.

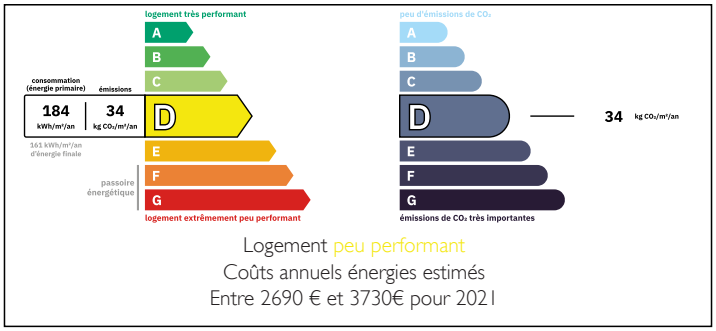
It offers 168 m² of living space, including a fully converted basement, which will delight you with its cosy bar area—perfect for evenings with friends!

Built on a fully enclosed plot of 756m², it boasts several sheltered areas with trees and flowers, including an outdoor kitchen, barbecue area and terrace, allowing you to make the most of its beautifully landscaped outdoor space.

Inside, all you need to do is unpack your bags – everything is ready and functional, with a lovely cosy feel and soothing colours.

A real opportunity in a lively village on the outskirts of Castres, a town of art and history – our little Venice of the Tarn in Occitanie!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2690 € et 3730€ 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:	**984 EUR**

NOTES

DESCRIPTION

Let's begin our tour; we discover it right in the heart of the village, though it's barely visible as it's tucked away within a beautiful, enclosed garden!
Its recent renovation catches our eye; it's worth noting that this was a complete overhaul, including the interior.
We enter via the front terrace, the perfect spot for a morning coffee!
As soon as we step inside, we're charmed: elegance, comfort and modernity – everything's ready here, just unpack your bags! A lovely hallway leads first to the fully refurbished kitchen, which is functional and bright with its beautiful blend of white and light wood – well done!
Opposite is a lovely 28m² living area: a dining and lounge space in warm, soft tones, with beautiful parquet flooring, a fireplace area and windows opening onto the terrace and garden. You'll love the natural light in this room – we're absolutely smitten!
Next, two elegant bedrooms, all in the same decorative style, a shower room and a separate toilet complete this floor – ideal, especially if you're looking for living spaces all on the same level!
We head down to the basement via the staircase at the end of the hallway; note that there is a separate entrance from the courtyard. There, a surprise awaits – a real bonus – as it comprises two new bedrooms, a bathroom, a separate toilet, a boiler room, a walk-in wardrobe and plenty of storage space.

But that's not all!!! The old garage has...