LEGGETT
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Ref: A46235FV81 Price: 390 000 EUR

agency fees to be paid by the seller

TARN: St Amans Valtoret, a magnificent property with a farmhouse residential house, outbuildings and 19 ha

EXCLUSIVE







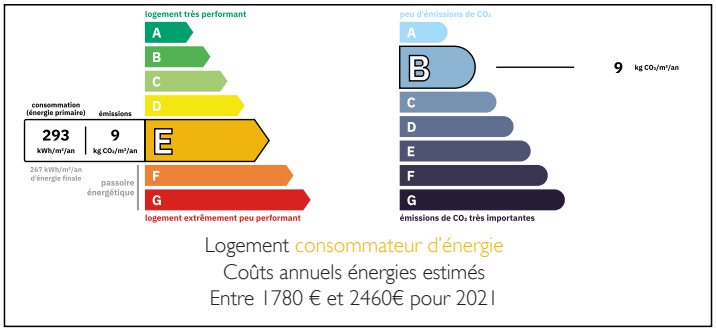








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1780 € et 2460€ pour 2021

INFORMATION

Town:	Saint-Amans-Valtoret
Department:	Tarn
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	190806 m2

IN BRIEF

Perched on the hills above the charming village of St Amans Valtoret, very close to the Gorges du Banquet, 10 km from Lac des St Peyres and Mazamet.

Indeed, it is truly one of a kind: completely peaceful and secluded, it would be ideal for a wide range of business ventures, such as a horse-riding centre, for example, but the possibilities are endless!

The property comprises a superb, fully renovated 126m² house spread over two floors! There is also a tenant's cottage in need of renovation, complete with cellars, storage rooms, a double garage, barns and a stable requiring renovation, a large building for workshops and storage, and a separate shed.

Surrounding the property are 19 hectares of adjoining land comprising woodland, meadows, marshes, two streams, five springs and a well. This remarkable and unspoilt natural environment, where water is...

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:	**574 EUR**

NOTES

DESCRIPTION

Let's begin the tour: let's leave the county road and take the small, private access road, which is very easy to navigate.

We are immediately immersed in an unspoilt natural environment, where centuries-old trees and mid-mountain meadows welcome us. Here, we fully realise that living here, in the heart of our beautiful Montagne Noire, is a real privilege!

The farmhouse comes into view, well sheltered and in a prime spot, right in the middle of the fields and surrounded by five springs, two streams, one well, and reed beds – let's not forget that we are very close to the Puech Balmes Reed Bed Discovery Trail, which offers an easy and unique walk to explore the heritage of the wetlands, a fascinating and mysterious world! Nineteen hectares of meadows and woodland surround the property in a single block, which is an incredible bonus.

We enter the courtyard, which is lined with numerous buildings, including the main house and outbuildings.

Firstly, the main house, built over two storeys, offers 126m² of living space.

It has been superbly renovated and features, on the ground floor, a magnificent 42m² living and dining area; this space is fitted with a highly efficient wood-burning stove installed in the original fireplace. This room opens onto a magnificent terrace with a pergola and barbecue area – a magical spot offering breathtaking views over the meadows below and, in the distance, the majestic Montagne Noire.

Let's return to the dining room, which is semi-open...