LEGGETT
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Ref: A46371FV81 Price: 358 000 EUR

agency fees to be paid by the seller

TARN: Aussillon,superb property :house and an annexe, both featuring high-end renovation,swimming pool garden.















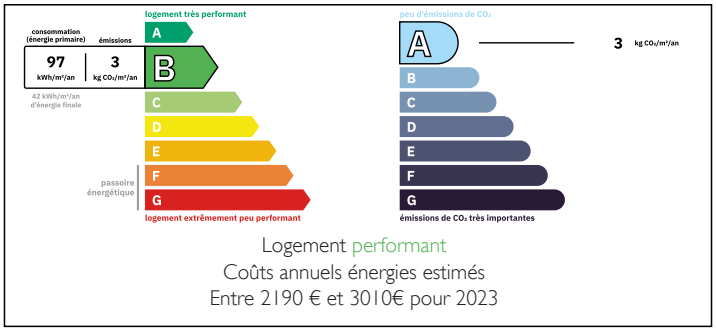
INFORMATION

Town:	Aussillon
Department:	Tarn
Bed:	5
Bath:	5
Floor:	298 m2
Plot Size:	1620 m2

IN BRIEF

This unique property is situated in the beautiful town of Aussillon, just a stone's throw from Mazamet. Located in a quiet neighbourhood and well tucked away in the heart of 1,620 m² of lush greenery, it will surprise and charm you at first sight! Completely renovated with taste and refinement, offering 298 m² of living space on a full basement level with a garage and a separate annexe originally intended as a B&B, this house is absolutely magnificent. There's nothing to do here except unpack your bags and enjoy yourself!!! What's more, a lovely swimming pool with a pool house and summer kitchen will allow you to savour wonderful moments in complete tranquillity, all set in the heart of a beautiful garden with trees, flowerbeds and cosy little nooks here and there – simply incredible!!! A viewing is...

ENERGY - DPE



Logement performant
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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:	**3931 EUR**

NOTES

DESCRIPTION

As we step through the entrance gate, the property reveals itself, beautifully set against landscaped grounds and beds of hydrangeas.
Here, you have a choice: you can enter via the pool side or the front garden – which is exactly what we're doing!
We step into a superb living area that opens out onto two terraces. Let's take a moment to commend the exemplary renovation work – well done! You know that 'wow' factor, don't you?
A Zen-inspired atmosphere with neutral, warm tones, and light floods in everywhere thanks to the large windows overlooking the terraces. First of all, there's a 28m² dining area and an open-plan kitchen of 15m² with beautiful panoramic windows offering lovely views of the swimming pool; extending from this is a 28m² living room with an Asian Zen feel and sliding doors – what a room!!! Absolutely bathed in light, with a built-in fireplace and large windows that provide access to the shaded terrace. Rounding off this ground floor is a games room – yes, really!!! It could be converted into a bedroom if needed on this level, and there is also a toilet.

A striking staircase in an industrial style leads us upstairs to a very large 30m² landing, which leads to four en-suite bedrooms, each measuring 20m², with a 6m² shower room. These bedrooms are worthy of a classified accommodation – in fact, they were previously classified as 3 épis! Exposed beams, mansard-style skylights – it's simply stunning!!!
That's not...