LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47721FV81 Price: 750 000 EUR

agency fees to be paid by the seller

Tarn, Anglès :a superb property featuring a luxury villa, grounds and a private beach : Lake La Raviège















INFORMATION

Town:	Anglès
Department:	Tarn
Bed:	7
Bath:	2
Floor:	165 m2
Plot Size:	11409 m2

IN BRIEF

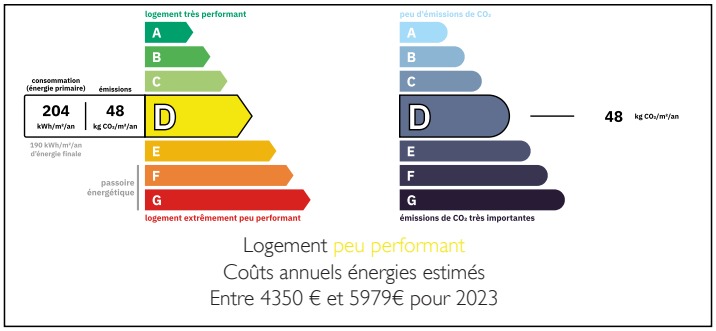
This incredible property is situated in the town of Anglès, very close to La Salvetat-sur-Agout. A true paradise in the heart of an unspoilt setting with – yes, you're not dreaming – a private beach on the shores of the famous Lake La Raviège. What luxury! Who hasn't dreamt of this???

This is precisely where the dream becomes reality! The ideal place to reconnect with nature and enjoy the pleasures of the water!

First and foremost, a high-end, mountain-style villa with a living area of 165 m², featuring a veranda offering a panoramic and unobstructed view of the lake – it will be perfect for hosting your family and guests. Its seven bedrooms provide ample accommodation for this purpose. The 1.1 ha plot, with wooded areas and a private beach, gives this property a truly unique character!

Everything here is...

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 4350 € et 5979€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1151 EUR**

NOTES

DESCRIPTION

Let's begin the tour. As we approach Lake Raviège, it barely comes into view in the heart of the forest, well hidden behind its hedges.

The electric gate opens and… you know that feeling – you stop in your tracks, breathless, or experience that 'wow' factor, if you like.

In fact, it takes a while to carry on walking, as you're captivated by the villa and the lake below, which is simply mesmerising!

Let's go inside, where we discover a magnificent living area, featuring a stunning bespoke kitchen – a perfect harmony of black and wood – and its impressive central island. Light reigns supreme here, and we're immediately drawn to THE conservatory, which offers a unique view of the lake – what a room! You can enjoy it all year round as it's heated, allowing you to contemplate nature as it changes with the seasons!

Still within the living area, there's a dining and lounge area with a French-style ceiling, complete with a high-performance wood-burning stove and a fireplace; everything here has been designed to offer optimal comfort.

Adjacent to this are two bedrooms, one of which overlooks the lake, a toilet and a shower room; you're sure to appreciate the convenience of having these two bedrooms on the ground floor.

Now for the first floor: a beautiful wooden staircase leads the way, where five further bedrooms and a shower room with a toilet await you – the same high standard of renovation is evident in the choice of...