LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48303FV81 Price: 398 000 EUR

agency fees to be paid by the seller

TARN Labastide Rouairoux,a unique and huge textile heritage property with outbuldings and landscaped ground















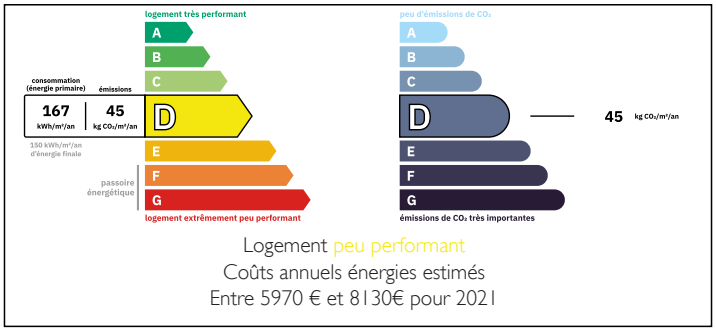
INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	6
Bath:	2
Floor:	302 m2
Plot Size:	1968 m2

IN BRIEF

This substantial property is situated in the heart of the village ; it bears witness to the village's rich industrial past and boasts a unique character!
Indeed, it comprises three adjoining sections wiht outbuildings opening onto the superb enclosed landscaped grounds covering 1,968 m²!
A house around 250 m2 with such elegance .
A second, measuring 302 m², currently being renovated to feature the same exquisite architectural details as the village's fine bourgeois buildings; and finally, a third section of 330 m² requiring renovation, which formerly housed workshops, storage space, a very large open-plan area upstairs and a garage .This property would be well-suited to commercial ventures, such as a guesthouse… It is easy to envisage the potential here, given the quality of the property, and its location in the the village,...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5970 € et 8130€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48303FV81 Price: 398 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe habitation:	**4300 EUR**

NOTES

DESCRIPTION

Let's begin the tour: as soon as we step through the entrance gate, we're transported to another era, and we're left speechless by this imposing complex with its incredible charm!

In fact, we spend quite some time in the landscaped grounds and along its paths, where stone and greenery blend together beautifully! At first glance, ideas start swirling round in your head – it's the ideal place to live in seclusion yet just a stone's throw from shops and amenities, whilst being able to pursue the professional venture that's been close to your heart for so long but which never materialised due to a lack of a suitable venue – and here it is, right before your eyes! Whether for bringing the family together, wellness-related activities or an artists' residence, this place will be perfect , over 1500m2 of floor space !

Come on, let's go inside. We'll start with the main building: the house covering around 250m2 .

It spans three levels, including a basement. As soon as we step inside, it's all there: the charm of the old, ,the modern comfort of the spaciousness, natural light and the architectural details we love so much – cement tiles and a very distinctive layout of the rooms.

The entrance hall immediately captures our attention, offering a magnificent view of a truly superb and imposing double staircase – a work of art! The ground floor comprises three reception rooms: a lounge, a living room and a dining...