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Ref: A48323FV81 Price: 26 600 EUR

agency fees to be paid by the seller

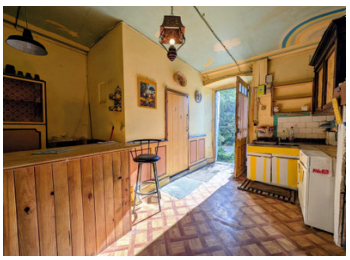
Tarn: Village house for total renovation in the center of Labastide Rouairoux

EXCLUSIVE















INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	0 m2

IN BRIEF

In the extreme south of the Tarn department, in the center of the charming village of Labastide Rouairoux, on the border with the Hérault, lies this house to be completely renovated.
It would be ideal for a small pied-à-terre, away from the hustle and bustle of urban life.
Set in a cul-de-sac, semi-detached on 2 sides, this 47m2 house has 3 levels. The first floor currently comprises a kitchen, dining area and shower room/wc.
The second floor has 2 rooms and the second floor also has 2 new rooms under the roof.
In need of complete renovation, this house is sure to please the most discerning do-it-yourselfer.

ENERGY - DPE

DPE not required.

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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NOTES

DESCRIPTION

This attractively priced little house in our beautiful Occitanie region will certainly find its future owner, who will know how to give it a second life!

Location:

In a village with main shops, bars, schools, college, banks, restaurants.

Hikers and cyclists will be spoilt for choice by the surrounding unspoilt landscapes of the Montagne Noire and the Voie Verte .

Labastide-Rouairoux has a weekly market, as does the neighboring town of Saint Pons de Thomieres, capital of the Parc Naturel Régional du Haut Languedoc, whose settlement dates back to the Stone Age, as evidenced by its prehistory museum.

Labastide also boasts a textile museum, testifying to the wealth of know-how and industrial heritage of the Tarn region, as well as to the textile epic that made the village famous.

A little further afield, the Minervois and Saint Chinianais vineyards can be reached in less than half an hour's drive, and the Mediterranean beaches in less than an hour and a quarter.

The property is equidistant from the Carcassonne and Béziers airports, with an almost identical journey time.

Toulouse and Montpellier are a little further away (1h45mins), while Castres airport is only 30 minutes away.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr