LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48331FHA81 Price: 439 000 EUR

agency fees to be paid by the seller

Tarn 81500 - Fully renovated stone country house only 30mns from Toulouse







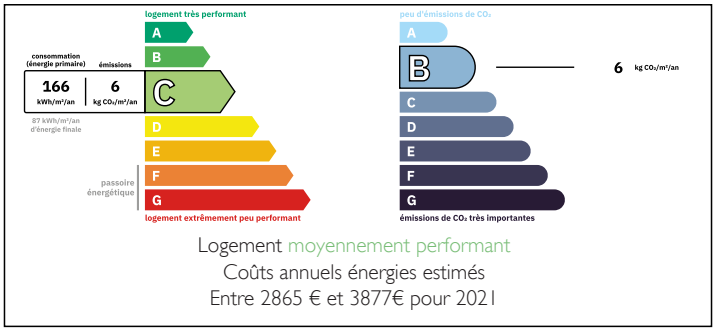








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2865 € et 3877€ pour 2021

INFORMATION

Town:	Marzens
Department:	Tarn
Bed:	4
Bath:	2
Floor:	188 m2
Plot Size:	3700 m2

IN BRIEF

Set on a generous 3,700 m² plot with no immediate neighbours and a clear, uninterrupted view over the surrounding countryside, this 188sqm² farmhouse has been completely renovated with quality materials throughout. This is a move-in ready — no work required property and features:

* 4 generously sized bedrooms
* 2 bathrooms and 2 separate toilets
* Fully equipped kitchen
* Versatile outbuildings of approx. 60sqm² to convert
* Bright living-room leading onto a sun-drenched terrace
* Large pool 8x4m
* Landscaped garden with breathtaking views over the countryside

Located only 5mns from Lavaur and 30mns from Toulouse, this stunning family home is a rare gem.

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

Located in the 'Pays de Cocagne' renowned for its unspoiled nature and bastide villages, this exceptional character property sits in a peaceful countryside setting. This property will be perfect as a family home.

Set on a 3,700sqm² plot, the property benefits from a lush garden complemented by a terrace ideal for relaxing or entertaining.

The property is move-in ready, tastefully renovated and on the ground floor, you'll find:
- A bright and cosy living-room with a fireplace leading onto a sun-drenched terrace, ideal for al-fresco entertaining
- A fully equipped kitchen leading to a dining area
- A modern shower-room
- A separate toilet
- Adjoining to the house, versatile outbuilding spaces of approx. 60sqm²: ideal to convert into an office space, a gîte or family/friends area.

On the first-floor via the wooden staircase, there are:
- 4 generous and light-filled bedrooms with uninterrupted views of the rolling countryside
- A large modern family-size bathroom
- A separate toilet
- A dressing room
- A laundry area

Outside, the landscaped garden is a peaceful retreat to enjoy, relax and entertain:
- A large swimming pool 8x4m (salt)
- A sun-drenched terrace with amazing views
- Fully landscaped garden with fruit trees

Located in the heart of the 'Pays de Cocagne', this character home with its stunning countryside views is a rare find — authentic rural living, yet barely a 30mns drive from Toulouse with its international airport.

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