LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48537FV81 Price: 85 000 EUR

agency fees to be paid by the seller

TARN /Labastide-Rouairoux: large house, with a terrace and a conservatory, requiring further renovation .

EXCLUSIVE















INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	86 m2

IN BRIEF

In the heart of Labastide Rouairoux, in the extreme south of the Tarn department, on the border with the Hérault, you will find this very large house with around 195m2 of living space , plus the third floor , which needs fitting out and would be perfect for a loft !

With its 3 levels, terrace and veranda, once its renovation is complete, it will be the ideal property for either a large family or an investor. Incredible volumes, new roof, this house is just waiting for you, you can easily project yourself and let your imagination go to fit it out, it will find all its charm! More details now .

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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LOCAL TAXES

Taxe foncière:	**1880 EUR**

NOTES

DESCRIPTION

Imposing and elegant! Not far from the passa pais greenway, this was a house of character that was both opulent and atypical.
You'll appreciate its massive architectural features, including its many windows, thick walls, massive roof structure and design that allows it to be used as independent accommodation.
It offers around 195m2 of living space over 2 levels, and the bonus: an incredible attic that could be converted into a superb loft with its stone walls and exceptional character.
For your information, we will give you details of the rooms so that you can plan your own conversion.
The ground floor comprises a 39m2 dining room, a 23m2 lounge, an 18m2 kitchen and a 22m2 utility room. There is also a WC here. From the lounge, you have access to a beautiful 68m2 terrace with a 16m2 veranda. The second level has the same surface area and houses 3 bedrooms with dressing rooms, wc and bathroom. As for the attic, it offers 125m2 of space and would be perfect converted into a loft! With exposed stonework and beams, and an existing bathroom area, there are so many possibilities here!
This charming old house is a real opportunity, just waiting for you to give it a much-deserved second life. The roof has recently been redone , interior rénovation in progress : SDB, elecricity ...and the overall structure is traditional, solid and massive. Now it's up to you! Its very affordable price, given the potential here, shouldn't make you...