

Very nice and fully renovated 18th century character farmhouse with potential for business and offering 630m living space, a wonderful haven of peace for nature lovers !



INFORMATION

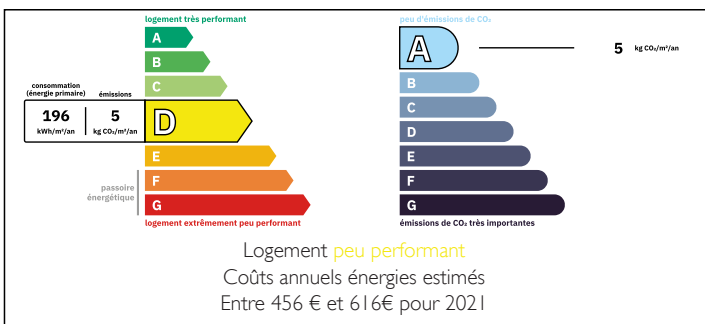
Town:	Puylaurens
Department:	Tarn
Bed:	16
Bath:	12
Floor:	630 m2
Plot Size:	15000 m2



IN BRIEF

Property of 1.5 ha with 6 gites and swimming pool located in the hilly countryside of the Pays de Cocagne, in the centre of the triangle of Pastel: Toulouse, Albi, Carcassonne and at the foot of the Montagne Noire.

ENERGY - DPE



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.



DESCRIPTION

More than 600m² living space and outbuildings of 200m² this domain offers you a lot of business potential:

1. apartment 150m² ground floor:
Hall/WC, lounge, kitchen,
first floor: 4 bedrooms with ensuite shower rooms
 2. apartment 150m² (private) ground floor:
kitchen, lounge, study, shower room, WC, 1
bedroom
first floor: 2 bedrooms, bathroom, dressing, lounge
 3. studio 35 m² with shower room and WC (first
floor)
 4. apartment 50m² lounge/kitchen (first floor), 2
bedrooms, bathroom WC (second floor)
 5. apartment 45m² lounge/kitchen, 1 bedroom,
shower room and WC 45m² (second floor)
 6. Loft 65m² in the second floor: kitchen, bathroom
and WC
- Cottage 100m² nearby the pool ground floor:
kitchen, lounge, bathroom, WC, first floor: 2
bedrooms , mezzanine

LOCAL TAXES

Taxe foncière:	3249 EUR
Taxe habitation:	EUR

NOTES

Studio 35m² in the outbuilding

pool technic house and 12 x 5m Pool

roofed car parking and storage

Latest generation Aerothermie Heating and fixed
biomass wastewater treatment

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