

TARN / Village house to renovate, with small plot of land and beautiful view of the Montagne Noire.

EXCLUSIVE



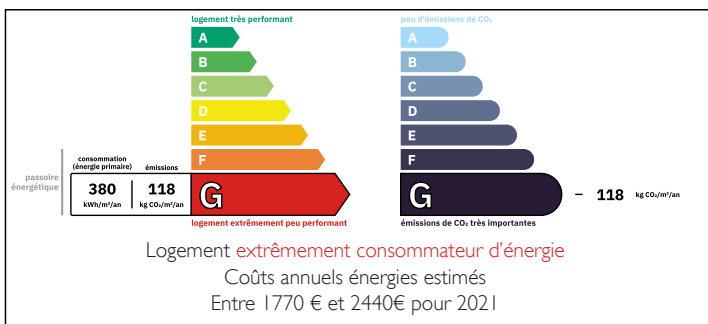
## INFORMATION

Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	293 m2

## IN BRIEF

On the border of the Tarn and the Hérault, in the peaceful village of Labastide-Rouairoux, is this small house in a quiet and sunny area. Built into the hillside on the south side, this house to renovate will be ideal to benefit from a pied à terre in this beautiful region of Occitania.

## ENERGY - DPE



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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

At the end of a small lane, this building dominates the neighbourhood. Indeed, it overlooks the neighbouring houses with its sunny terrace.

The house has a living area of 70m<sup>2</sup> and comprises 2 levels which house the main rooms, then a partially converted basement of 15m<sup>2</sup>, and a cellar of 22m<sup>2</sup>.

The entrance is from the terrace, after having ascended the staircase. The ground floor houses a living room with kitchen and dining room of 22m<sup>2</sup>.

Then, we find a first bedroom of 12m<sup>2</sup>, and its bathroom, wc.

These rooms have the advantage of benefiting from beautiful sunshine thanks to the openings all present on the south side. A staircase leads us to the first floor which includes a bedroom or living room of 17m<sup>2</sup> and a second room under the roof with exposed roof beams and velux window, a room which will need further renovation.

The bonus: a basement with bedroom, boiler room and laundry room.

It will be up to you to arrange it as you wish, this extra space will be appreciated for sure. A cellar next door will be perfect for your workshop and will offer you nice storage space.

Finally, below, a small plot of land could be used for your garden.

This property will be a great opportunity for you to indulge in DIY,

while enjoying the style of living so dear to the South of France.

Location:

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

Hikers and cyclists will be spoilt by the surrounding unspoilt countryside

of...

## LOCAL TAXES

**Taxe foncière: 384 EUR**

**Taxe habitation: EUR**

## NOTES