

Perfect holiday home or investment property, 3-bed village house in the south of France



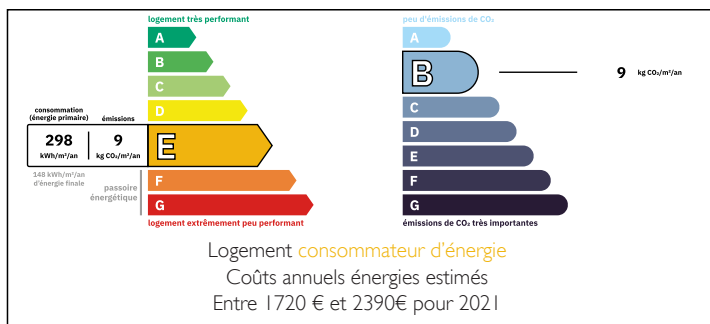
INFORMATION

Town:	Aiguefonde
Department:	Tarn
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	18 m2

IN BRIEF

Great village house with minimal maintenance required. Views of mountains and rooftops, gardens and greenery but with no gardening to worry about. Located in an elevated position in a delightful village, just a few kilometers from the lively market towns of Mazamet and Castres. With two good-sized bedrooms and a smaller room ideal as an office or study. The light and airy double-height living room gives onto a small terrace with a lovely forested mountain backdrop - ideal for a sunny breakfast or evening aperitif. Very quiet location bursting with the charm of southern France: friendly neighbours, picturesque setting and a relaxed and cosy home. Just a few steps from the local "lavoir" (outdoor laundry sinks fed with spring water) and a bridge over the babbling brook as it gushes down the mountainside.

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

Stepping from a little hidden alleyway through the front door, we enter the dining space with its softly luminous glazed terracotta floor tiles. The feeling here is cosy cottage with exposed beams, wood, tile and stone. Up a couple of steps to the kitchen area, fully equipped, modern and practical. WC.

Up to the first floor. Above the kitchen/dining area we find the double-height living space which, in contrast to the cosy cottage feel below, is all about the light and airy space. Heated by a very efficient wood-burning stove, with electric radiators for backup. Glazed patio doors lead to a tiled terrace perfectly sized for a dining table and chairs. Small storage room beneath. Views to the right of the forested mountainside and the wildflowers which abound in the small square, and to the left down the alleyway and over the rooftops of the village to the open valley beyond. Genuinely delightful. Whilst this house has no garden of its own, it truly benefits from the neighbour's lovely back garden, offering a feeling of and peace.

In a further wing of this cottage, we find a corridor leading to two double bedrooms and a room ideally suited as a study or office. At the end of the corridor we find the light and airy modern bathroom. Tiled floor, bath tub with shower over, WC and wash hand basin. All with views over rooftops to the valley beyond, or to the neighbouring garden. All of...

LOCAL TAXES

Taxe foncière: 368 EUR

Taxe habitation: EUR

NOTES