

Tarn : Rare! Labastide Rouairoux superb single-storey house with full basement, garage, garden and land

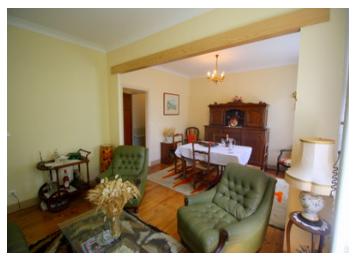


INFORMATION

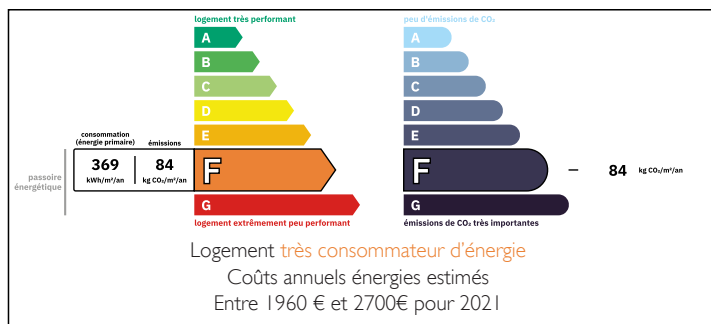
Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	3
Bath:	1
Floor:	80.5 m2
Plot Size:	718 m2

IN BRIEF

In the extreme south of the Tarn department, in the charming village of Labastide Rouairoux, on the border with the Hérault, is this charming house. Surrounded and enhanced by beautiful flower-lined driveways and landscaped gardens on all sides, with a garage and sunken grounds, it is one of the most sought-after houses in our village. In fact, given the features it offers, it perfectly matches the search criteria of buyers looking for a quiet, well-hidden property, but not far from the amenities of a small town. This superb opportunity will not remain on the market for long and is sure to be the envy of many, in the heart of the Haut Languedoc Regional Nature Park, in our beautiful Occitanie region.

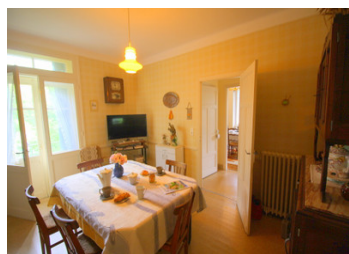


ENERGY - DPE



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

Let's begin our visit. Set in a peaceful location just a few minutes from the centre of the village, this elegant m2 house will win you over at first glance. Its traditional construction dating from the 1950s gives it all its charm.

It has been perfectly maintained on a regular basis by local craftsmen, which is a bonus and a guarantee of quality. Built on a lovely 718m2 plot, where flower beds, rose bushes and fruit trees have been elegantly planted, giving it the character of a country house in the heart of the village.

This single-storey house will make life easy for you, with its full basement offering plenty of space and potential for conversion. A detached garage/workshop will also be invaluable.

Now for the details: at the end of the grass driveway, you'll find the house, which can also be accessed via a small gate on the garage side. Charmed by the flowers and greenery, we enter from the few steps leading up to the porch, push open the door and discover a beautiful hallway leading to a 17m2 kitchen and utility room, a bright room with a balcony that you're sure to love! Then there's a large living room (24m2) with parquet flooring and dining area, followed by 2 bedrooms (12m2), also with parquet flooring and wardrobes, facing each other and located on the garden side, making these rooms even more pleasant. A bathroom and WC complete this ground floor. A staircase in the...

LOCAL TAXES

Taxe foncière: 1069 EUR

Taxe habitation: EUR

NOTES