

Brassac prestigious villa, swimming pool and tennis court set in 1.5 hectares of landscaped grounds.



INFORMATION

Town:	Brassac
Department:	Tarn
Bed:	5
Bath:	3
Floor:	319 m2
Plot Size:	12248 m2



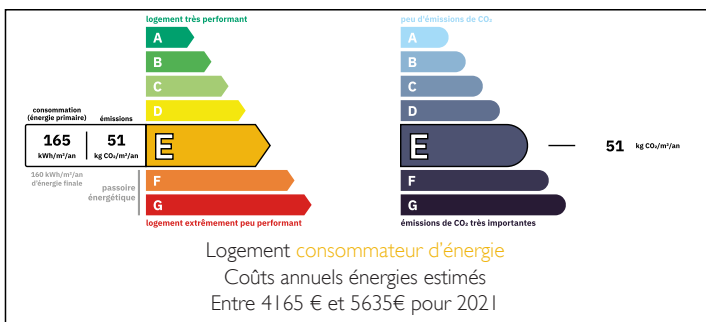
IN BRIEF

This property is truly exceptional! Surrounded by magnificent landscaped grounds of 1.5 ha, it is revealed to our great delight, with its architect-designed villa of 319m2, built in the 1980s, its swimming pool and sunny beaches, and below its perfectly maintained and functional tennis court, which will enable you to enjoy your favourite sport even at night thanks to its lighting system.

It would be perfect as a large family home, or why not welcome guests if that's your plan!

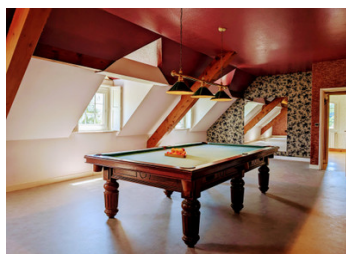
This unique property is located in the beautiful Occitanie region, in the heart of the Haut Languedoc Regional Park, more precisely in the charming medieval village of Brassac, which boasts some remarkable natural sites, in a mid-mountain area close to the Plateau des Lacs. A little jewel to be discovered!

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 get started. As we pass through the magnificent entrance gates and along the flower-lined driveways, we discover this superb villa with its unusual architecture. Everything here has been designed to capture and make the most of the light and sunshine. The main entrance opens onto a vast 22m² hall, and we are immediately charmed and impressed by the monumental wooden staircase, a real work of art! This ground floor first houses a beautiful 27m² fitted kitchen opening onto a 20m² veranda, a real living room that gives access to the large south-facing terrace and its incredible 12x6 swimming pool, the liner of which has just been changed. Back in the kitchen, we enter the equally spectacular 60m² living room, with its huge white stone fireplace, French-style ceiling, wood and tiled floor and 4 French windows opening onto the terrace for maximum light. There is also a 19m² utility room adjoining the kitchen, which also has a fireplace.

A large garage of 42m² is in its extension, also allowing an entrance to the house, its scullery and its many storage spaces, which is very functional. storage space, which is very functional. Back in the entrance hall, with its storage space and cloakroom equipped with a toilet area, we now enter the ground floor sleeping area. A wide 20m² hallway, also with plenty of cupboards, leads to 3 generous bedrooms, one of which is en suite and two of which open onto the front...

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES