

TARN: Labastide Rouairoux Rare! In a very quiet area, fully renovated house with land and stream

EXCLUSIVE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Labastide-Rouairoux |
| Department: | Tarn                |
| Bed:        | 2                   |
| Bath:       | 1                   |
| Floor:      | 90 m2               |
| Plot Size:  | 3923 m2             |

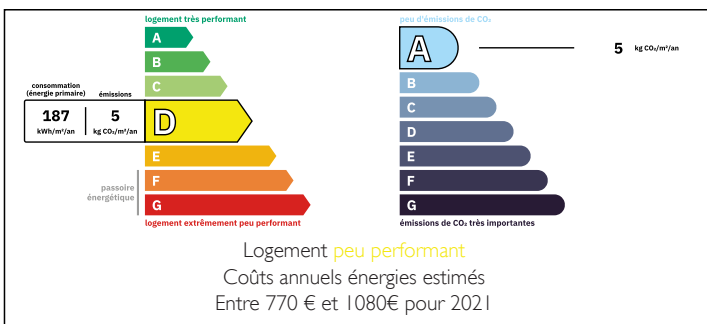
## IN BRIEF

Just a 5-minute drive from the center of the village of Labastide Rouairoux, in the extreme south of the Tarn département, on the border with the Hérault, lies this atypical property! With a surface area of 90m2, it's sure to surprise you with its superb interior renovation and 3800 m of land to the rear, including woods, meadows, a stream and its waterfall! Both banks of the stream are part of the property! Nearby private parking makes parking easy!

This house would be ideal as a vacation home or main residence



## 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.



## LOCAL TAXES

**Taxe foncière:** 1050 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Let's start the tour: the location is already unique, since it's in one of the most sought-after areas of the village, in a quiet, sunny spot. It has to be said that everything is sold and everything is sold, so a house only stays on the market for a very short time! When you arrive, the facade will seem austere - it's the only thing that hasn't been renovated - but don't be fooled, as soon as you cross the threshold, you'll be pleasantly surprised - it's another world! All that's left to do is put your suitcases down, and we salute this fine renovation. With its cocooning, chalet feel and harmony of materials and colors, you feel instantly at home!

A beautiful 50m2 living room welcomes us, bright as can be, with a view out over the grounds, its stream and waterfall, which hypnotize us at first sight!

Beautiful kitchen corner and scullery, living room, 4m ceiling, panelled walls and contrasting white and bright, shimmering colors immediately catch our eye! The chalet spirit is enhanced by the gentle warmth of the wood-burning stove and the pellet stove, which is very efficient and practical when you're away from home.

This level includes a bedroom, a shower room and a practical adjoining workshop!

Note that this workshop leads to the mezzanine, visible from the large living room, where additional sleeping space can easily be created!

The house is double-glazed and insulated.

On the outside now, just walk along...