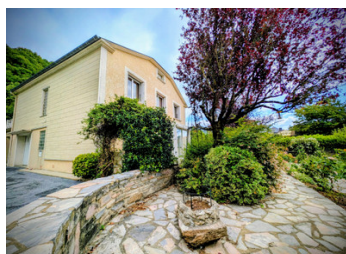


TARN: Labastide Rouairoux superb traditional villa with garages, garden and terraces.



INFORMATION

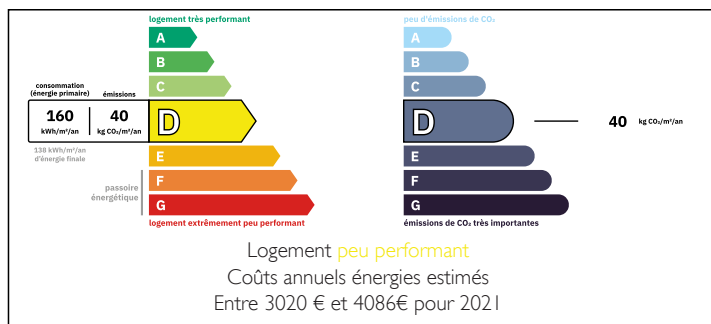
Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	5
Bath:	1
Floor:	160 m2
Plot Size:	637 m2



IN BRIEF

Close to the centre of the village of Labastide Rouairoux, this plush villa is tucked away at the end of a cul-de-sac. What a wonderful discovery and a surprise, it has to be said! Built in 1952 and very well maintained and renovated, you'll be surprised by the services it offers! 160m2 of living space, 5 bedrooms, a large basement, 2 garages, attic space for conversion, 2 large terraces, one of which is at the rear, like the deck of a boat overlooking the river, an outdoor spa area, a beautiful veranda and a south-facing garden with a well! Totally incredible! Ask for our video tour!

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

Now it's time to start the tour. After appreciating the tranquil, sunny location, we cross the threshold and are greeted by a beautiful veranda, which protects the entrance hall.

From here, a wide corridor leads to all the rooms on the ground floor, starting with a lovely, well-lit fitted kitchen.

Opposite this is a lounge, dining room with fireplace, a cloakroom with WC, and a surprise large bonus room, a summer kitchen with access to the front terrace, a first garage with sliding door, this room could be completely redesigned and converted into a bedroom if you need to sleep on the ground floor, the summer kitchen could also be used as a bathroom.

A second garage with a small annexe at the rear for tools is really functional.

LOCAL TAXES

Taxe foncière: 1480 EUR

Taxe habitation: EUR

NOTES

A beautiful staircase leads us to the first floor, where a very wide landing leads to 5 bedrooms with beautiful wide parquet floors and cupboards

One of these has a privileged location, judge for yourself, it opens onto the large rear terrace of 40m2 overlooking the river, a truly unique space, well secluded and sheltered!

This incredible terrace can also be accessed from the side terrace via a staircase.

Back on the first floor landing, a retractable staircase leads to a large attic of 80m2 under the roof.

This vast space is divided into two wings that can accommodate 2 attic bedrooms, a real bonus here !!!!

The basement comprises a boiler room, a wine cellar and various storage areas.

On the technical side,...