

Beautiful stone house in a charming setting, views of the Pyrenees, gîte, pool and garden 15 mins from Lavour



INFORMATION

Town:	Lavour
Department:	Tarn
Bed:	5
Bath:	2
Floor:	530 m2
Plot Size:	2078 m2

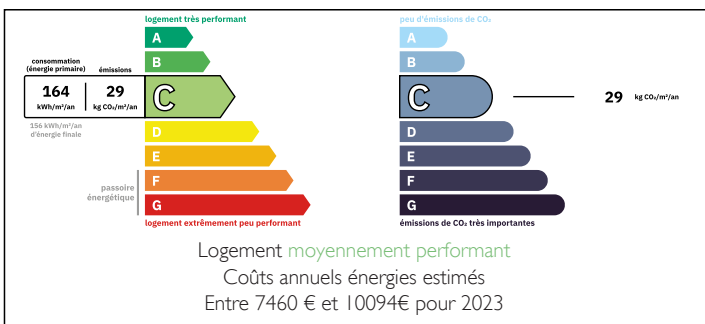


IN BRIEF

Situated in a quiet hamlet, overlooking the rolling hills of the Tarn and the mountains of the Pyrenees and Montagne Noire beyond, you will find this impressive, renovated farmhouse. The property is divided into two parts, but could be easily used as one large house, and currently functions as a popular gîte. There are five bedrooms in total with two bathrooms and the possibility to create additional bathrooms if needed. Both sides of the house have generous kitchens and spacious living areas, ideal for hosting guests or family. The garden offers plenty of spots to relax, outside seating for an evening meal with a view, a large pool and a boules pitch for that full French experience.

The property is ideally located 10 minutes from the nearest amenities in Puylaurens or Saint Paul Cap de Joux. The pretty...

ENERGY - DPE



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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

This gorgeous stone renovated farmhouse in a little hamlet between the towns of Lavaur and Puylaurens, is the perfect spot to appreciate the beauty and peacefulness of the Tarn countryside. Amongst fields, hills and woods, with views to the Pyrenees and Montagne Noire this is the French dream you have been searching for.

The property is currently divided into two separate houses with one functioning as a successful gîte and the other spacious accommodation for the owners. Future owners could use the whole property for themselves as there are internal connections between the houses or rent the larger part of the property as the gîte and live in the smaller side of the house.

The main house has a recently installed, bespoke, modern kitchen with high quality appliances (Smeg, Liebherr, Siemens, Franke). There is plenty of space for preparing meals on the durable Dekton worktops. An impressive gas range is complimented by a DeManincor woodburning oven with hot plate to give the kitchen a true traditional farmhouse feel. A spacious living and dining room with high ceilings, a wood burning insert and doors out to the terrace, is the ideal spot to host friends and family. There is access from the living area into the barn that offers tons of potential for any future owner. Currently used for storage and car parking there is over 65m² of space that could serve as a covered dining area/function space and/or a summer kitchen.

Continuing through...

LOCAL TAXES

Taxe foncière:	2151 EUR
Taxe habitation:	EUR

NOTES