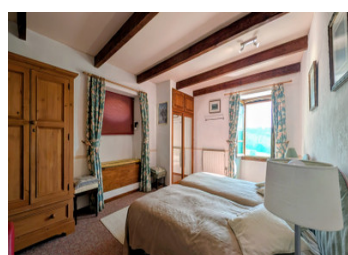


Tarn: Near Réalmont and Lac de la Bancalié, charming renovated stone house with swimming pool, grounds, garage



## INFORMATION

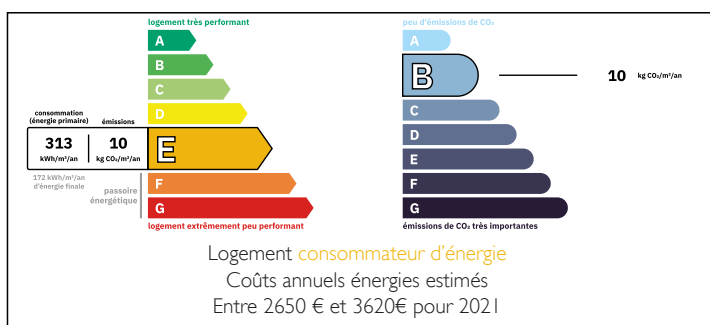
Town:	Terre-de-Bancalié
Department:	Tarn
Bed:	4
Bath:	4
Floor:	159 m <sup>2</sup>
Plot Size:	1874 m <sup>2</sup>

## IN BRIEF

This character property is located 12 km from Réalmont in a quiet and peaceful setting in the heart of 1,800 m<sup>2</sup> of wooded and flower-filled grounds! Close to the magnificent Lac de la Bancalié and the small village of Saint Antonin de Lacalm, this property is ideal if you want to live in the countryside but not far from amenities.

The beautifully renovated house has retained all its authenticity and country charm, offering 159m<sup>2</sup> of living space spread over two floors, four bedrooms, four bathrooms, a veranda, covered swimming pool, terraces with barbecue area, outbuildings and garage! A haven of peace in the heart of our beautiful department and the Centre Tarn community of municipalities in our stunning Occitanie region! The perfect place to bring your projects to life!

## 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 the tour. We take the private road that leads us straight to the property. We then discover the country house we all dream of, with its traditional architecture featuring local brickwork, spacious surroundings in the heart of a preserved environment, beautiful terraces here and there for strolling and enjoying the sun throughout the day, a veranda opening onto a covered swimming pool, and a very attractive and reasonable price!

After touring the house and enjoying all its outdoor spaces, we enter. We have a choice: the main entrance from the veranda, or, if we prefer, the separate entrance at the rear that leads directly to the upper floor and the sleeping area, not to mention an entrance from the covered side terrace. We opted for the one on the pool side, and thus discovered a beautiful, functional 16m<sup>2</sup> kitchen, efficient or at the entrance, which also leads to the laundry room, bathroom with WC, and a 14m<sup>2</sup> dining room.

You will appreciate the fluid layout and multiple access points to the living areas on the ground floor. The first floor can be accessed via two entrances, one of which is completely independent, making it ideal for your guests! With the same fluid layout, here you will find two en-suite bedrooms and two further bedrooms with a shared bathroom. Comfort, elegance and authenticity are the watchwords!

Outside, you will appreciate the quintessential country atmosphere, surrounded by woods, meadows and flower beds, with a choice of relaxation...

## NOTES