

Splendid isolation, breathtaking views, grazing land and well-appointed villa in south of France



INFORMATION

Town:	Dourgne
Department:	Tarn
Bed:	6
Bath:	4
Floor:	249 m2
Plot Size:	19000 m2

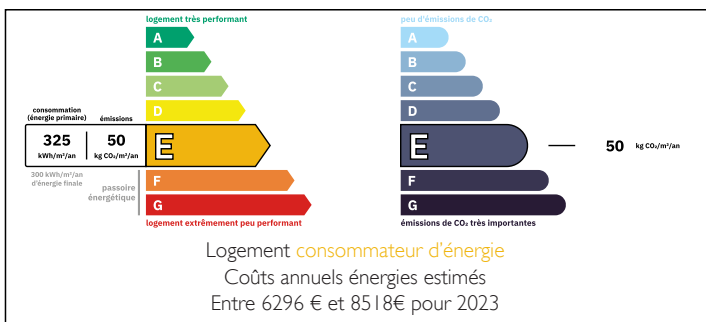


IN BRIEF

This solidly built, 3-storey villa dating from 1935 offers 6 bedrooms and 4 bathrooms plus a large fitted kitchen and 3 light and airy reception rooms. A wonderful family home or the ideal location for a variety of possible businesses, enjoying the peace and isolation of a small hamlet in the Black Mountain region of southwest France. An ideal equestrian and/or self-sufficiency project. The views from this elevated position across the wide plain are breathtaking and extend from the Massif Central in the east to the Pyrenees in the west on clear days. The house has an interesting history as well as a marvellous future – maybe with you.

The nearest neighbours are out of view and far enough away for you to feel isolated yet close enough to establish friendly relations if you choose to. Dourgne, the nearest...

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

At the end of the winding mountain road, past the houses of the former farm, we arrive at the end of the track and park in a shady spot. The path to the front door is lined with flowers and shrubs. A few stone steps take us up to the wrap-around terrace and the front door.

All windows are double-glazed, all floors are in tile or polished boards.

Once inside, the broad and welcoming hallway (25 m²), with cement-tile floor, gives onto three separate reception rooms and the kitchen.

Reception 1: Double aspect – east and north for the amazing view with traditional casement windows, polished floorboards, wood-burner (double-fronted, also heats the dining room). (14 m²)

Reception 2: Traditional casement window to east, polished floorboards. (14 m²)

Reception 3: Double doors into large dining room perfect for entertaining. French windows to terrace, three further casement windows, all to north and that view, cement tile floor, wood-burner shared with Reception 1. (40 m²)

WC and wash basin – under the stairs but a good size.

Under-stairs cupboard

Kitchen: cement tile floor, wooden work surfaces, island with electrical sockets and storage. Wood-burner at one end. Door to south side, windows to west. Door to basement steps. (20 m²)
From the hall, oak stairs lead up to the first floor where we find polished floorboards throughout, except for bathrooms.

Large landing with access to 5 bedrooms (20 m²):

Bedroom 1: accessed directly from the landing, French windows to balcony on north side (views) (16 m²).

Door through to...

LOCAL TAXES

Taxe foncière: 1553 EUR

NOTES