

TARN:Labastide Rouairoux,a prestigious architect-designed villa with a swimming pool, wooded and enclosed park



INFORMATION

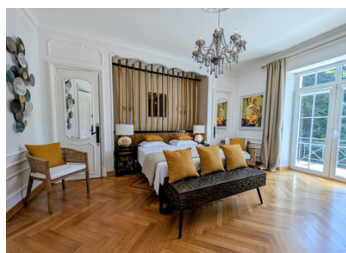
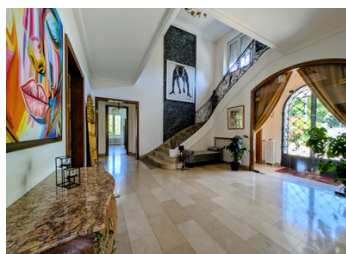
Town:	Labastide-Rouairoux
Department:	Tarn
Bed:	5
Bath:	5
Floor:	321 m2
Plot Size:	7656 m2

IN BRIEF

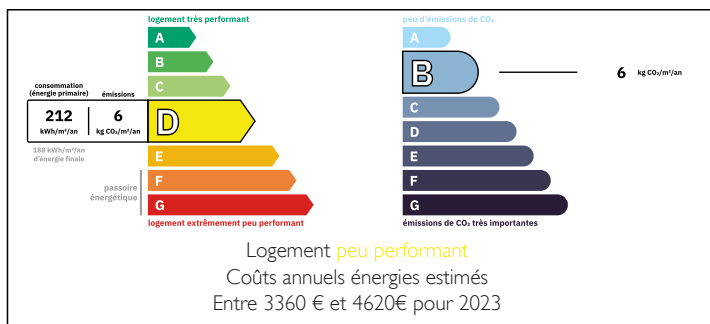
This unique architect-designed villa, of rare elegance, was specially designed in the 1950s for a famous textile industrialist by the renowned architect Charles Veaute, in the village of Labastide Rouairoux.

Luxuriously renovated and refurbished, it ranks amongst the most sought-after residences in our beautiful valley and is every bit as impressive as the fine bourgeois houses of Mazamet or Castres, towns with a rich industrial heritage.

See for yourself: built over three levels, it offers 321 m² of living space with a fully fitted basement, 5 en-suite bedrooms worthy of a grand hotel, reception rooms, a top-of-the-range kitchen and pantry. It would be perfect for a guesthouse-style accommodation business. The exterior is just as impressive, featuring a swimming pool, a relaxation area, a greenhouse, a large covered terrace and a garage. It stands proudly within a park featuring tree-lined...

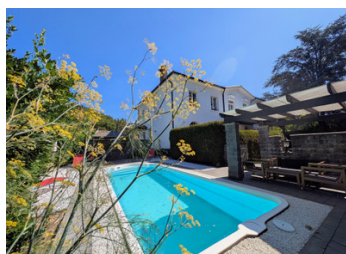


ENERGY - DPE



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: 3753 EUR

NOTES

DESCRIPTION

Let's begin the tour. As soon as we step through the entrance gate, we find ourselves in a completely different world, captivated by this villa, whose beauty leaves us speechless!

Imposing and elegant, you'll find yourself, like us, gazing at it for quite some time! As we step inside, we're greeted by a magnificent entrance hall. Its magnificent staircase, with its wide, ornate wrought-iron balusters, is a true work of art and allows us to take in the layout of the upstairs rooms at a glance.

The hall leads to sumptuous reception rooms – a large sitting room, a small sitting room and a dining room. These three rooms combine light, spaciousness and refinement, and open out onto an incredible 100m² covered terrace offering a sublime view of the grounds! Back in the hall, this leads to a superb study with beautiful parquet flooring, a modern kitchen with its own pantry, and two WC.

We take the staircase, which leads us to the floor dedicated to the sleeping quarters – and what a space! Here there are four en-suite bedrooms, two with balconies offering a remarkable view of the grounds, worthy of a grand hotel; each one has been decorated in a different theme. We were able to take a journey from Africa to Asia, immersed in different styles and atmospheres, all characterised by elegance, with the bathrooms and shower rooms perfectly in keeping! Another bedroom with a separate bathroom would also be perfect for accommodating...