Stunning 6 Bed House & Apartment for Sale in Labastide-Rouairoux Tarn France

Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	https://esalesinternational.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 302,732.47

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	81270
Geplaatst:	12-10-2026

Omschrijving:

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Esales Property ID: es5555263

26 avenue emile barthes
Labastide-Rouairoux
Tarn
81270
France

Charming Detached Village Home with Guest Apartment in Haut-Languedoc

Nestled within the Black Mountains (Montagne Noire) in the heart of the Haut-Languedoc Regional Natural Park, this characterful fully detached home offers a rare blend of rustic tranquility, scenic river views, and flexible living space. Positioned safely on an elevated, flood-free lot overlooking a meandering local stream, the estate combines a generous primary family home, a private fruit orchard, and an independent income-generating apartment.

Main Residence & Layout Overview

The primary house encompasses approximately 101 m2 of bright, well-appointed living space designed for comfortable year-round living:

* Living & Dining: A large, inviting lounge featuring a classic wood-burning stove, complemented by a separate kitchen with a dedicated dining area.
* Bedrooms & Baths: Four well-proportioned bedrooms, one full bathroom, and two separate toilets.
* Expansion Potential: A large, insulated loft offering substantial volume and clear potential for conversion into additional bedrooms, a home office, or an artist studio.
* Energy & Heating Efficiency: Primary heating is supplied by a central pellet burner connected to traditional cast-iron radiators, alongside a thermodynamic hot-water system.
* Craftsmanship: Fitted throughout with double-glazed windows custom-crafted by a local artisan woodworking workshop. The electrical installation was fully updated 18 years ago.

Independent Guest Apartment (60 m2)

Providing exceptional versatility or steady rental yield, the property features a fully self-contained 60 m2 apartment with its own private entrance:

* Interior Layout: Comprises two bedrooms, a private lounge, a dedicated kitchen, and a full bathroom.
* Independent Utilities: Equipped with its own pellet stove, electric heating, a photovoltaic hot-water system, and a standard hot-water heater.
* Flexible Usage: Perfect for a gite rental, multi-generational family living, hosting long-term guests, or operating a remote work sanctuary.

Grounds, Garage, and Local Lifestyle

Situated directly opposite the main residence, a private garage is accompanied by an orchard garden planted with producing apple, cherry, and peach trees. A second private garden sits along the riverbank below, providing a peaceful outdoor retreat. Additional convenience is provided by free parking directly in front of the home.

The surrounding village offers easy access to daily amenities, including a SPAR supermarket, three local bakeries, and schools for children up to age 15 (with a senior lycee located 20-25 minutes away). A larger commercial shopping center is just a 20-minute drive.

Outdoor enthusiasts can take advantage of immediate access to hiking, mountain biking, horseback riding, and a converted greenway (voie verte) following an old railway line through the Thore Valley.

Airport & Travel Connections

The property benefits from convenient travel links across southwestern France:

* Castres-Mazamet Airport (DCM): -30 to 35 km (regional flight connections).
* Carcassonne Airport (CCF): -50 to 55 km (low-cost European connections).

* Toulouse-Blagnac Airport (TLS): -115 km (major international airport hub).

Offering a harmonious lifestyle surrounded by protected national park scenery, this property represents an ideal permanent home, vacation sanctuary, or dual-residence investment in southern France. Contact us today to request additional details or arrange a private viewing.

ABOUT THE AREA

Labastide-Rouairoux is a charming rural commune situated in the southern part of the Tarn department in the Occitanie region of southwestern France. Nestled within the lush Thore Valley at the foot of the Monts de Lacaune and the Black Mountain (Montagne Noire), the village offers a peaceful, scenic backdrop characterized by forested hills, pristine rivers, and traditional French countryside appeal. It serves as an inviting base for nature lovers and travelers seeking an authentic taste of rural French lifestyle.

Historically, Labastide-Rouairoux played a significant role in the regional textile industry, specializing in wool spinning and textile manufacturing throughout the 19th and 20th centuries. Today, that industrial heritage is carefully preserved at the Textile Museum of the Tarn (Musee du Textile de Labastide-Rouairoux), housed in a converted 19th-century wool mill. Visitors to the museum can explore original machinery, live weaving demonstrations, and temporary exhibits that celebrate the craftsmanship and social history that shaped the valley.

The village's position within the Haut-Languedoc Regional Natural Park makes it an ideal destination for outdoor activity across all seasons. The surrounding countryside is crisscrossed with scenic hiking paths, mountain biking routes, and ecological trails, including portions of former railway lines converted into greenways (voies vertes). Local markets, historic stone architecture, and proximity to regional natural landmarks offer plenty of opportunities for slow-paced exploration, regional gastronomy, and eco-tourism.

For domestic and international travelers heading to Labastide-Rouairoux, the nearest primary commercial hub is Castres-Mazamet Airport (DCM), located roughly 30 to 35 kilometers to the northwest, offering regional connections. For broader international access and a wider selection of direct flights across Europe, Carcassonne Airport (CCF) is situated approximately 50 to 55 kilometers to the south, while Toulouse-Blagnac Airport (TLS) lies about 115 kilometers to the west, providing major global transport links.

MAiN FEATURES:

* 160m2 of living space
* 300m2 plot
* 6 Bedrooms
* 2 Bathrooms
* Stunning Views
* Private Parking
* Private Garden

* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of France
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Tarn France fast online

Tenanted:	Ja

Algemeen

Slaapkamers:	6
Badkamers:	2
Afgewerkte vierkante meter:	160 m^2
Lot Afmeting:	300 m^2

Utility details

Heating:	Ja

Lease terms

Date Available:

Contact information

IMLIX ID:	IX9.095.812