



Stunning 4 Bed House for Sale in Pont de l'Arn Tarn France

Информация об агенте

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Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	https://esalesinternational.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 416,356.85

Местоположение

Страна:	Франция
Почтовый индекс:	81660
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Pont de l'Arn

Tarn

France

A Masterpiece of Light and Character: Stunning 4-Bedroom Home in Pont de l'Arn, France

Nestled in the heart of the picturesque Tarn department, this exceptional stone residence in Pont de l'Arn offers a rare blend of timeless French character and modern, high-standard living. Combining the charm of a Maison Bourgeoise with the airy, bright proportions of a contemporary sanctuary, this property is more than just a home—it is an invitation to embrace a life of tranquility, culture, and breathtaking natural beauty.



Architectural Elegance Meets Modern Comfort

Spanning an impressive 216 m² of habitable space across two primary floors, the house is a masterclass in thoughtful restoration. From the moment you step inside, you are greeted by an abundance of natural light streaming through large, strategically placed windows. Unlike many historic properties that can feel enclosed, this home breathes.

The structure itself, built with traditional thick stone walls, provides both the aesthetic appeal of a classic French period home and the practical insulation benefits that keep the interior temperate year-round. This is complemented by a traditional tile roof and classic wood shutters, maintaining the authentic silhouette of a historic Maison Ancienne. Every inch of the renovation has been executed with meticulous attention to detail, adhering to high standards—including American-style electrical and plumbing considerations—to ensure peace of mind for the next owner.

Interior Living: Spacious and Serene

The ground floor is designed for both functional family living and elegant entertaining. The heart of the home is undoubtedly the expansive eat-in kitchen. Featuring a professional-grade gas stove with an electric oven, it is a culinary dream. A beautiful wood-burning fireplace anchors the space, providing warmth and an inviting ambiance during the cooler months, while the dining area creates a natural hub for morning coffee or evening gatherings.

The ground floor also features a generously sized 28.30 m² living room, which serves as a seamless extension of the outdoors. Open the doors to find a massive terrace, complete with a traditional banister, offering an unobstructed, panoramic view of the majestic Black Mountains (Montagne Noire). A convenient ground-floor bedroom and a dedicated laundry/bathroom suite add to the versatility of the layout.

Ascending to the first floor (108 m²), you will find three bedrooms and two bathrooms, each finished with an eye for grace and comfort. The master suite is a private retreat, boasting 15.83 m² of space plus a contemporary en-suite tiled shower room. The secondary bathroom is a showstopper, featuring a luxurious claw-foot tub and elegant period-style fixtures that perfectly honor the home's heritage. The additional rooms—including a large, flexible space currently used as a study and second living area—offer plenty of room to tailor the home to your specific needs, whether that be as a family residence or a sophisticated retreat.

Outdoor Living and Lifestyle

The property sits on a lush 892 m² plot of land. The landscaped garden is a verdant escape, populated with established trees, bushes, and fruit trees, creating a private oasis in the heart of the village. The garden provides the perfect vantage point to admire the changing hues of the Black Mountains.

For those who value convenience, the property excels. It includes an indoor garage and an additional secure, locked off-street parking space. Practical needs are fully met with high-speed fiber internet (perfect for remote work), mains gas central heating, and mains electricity, water, and drainage. Storage



is plentiful, with a full-size, insulated attic with hardwood flooring and a dedicated basement, ensuring your living areas remain uncluttered.

A Location of Unrivaled Access

Pont de l'Arn is a hidden gem that places you in the enviable position of being close to everything while enjoying the serenity of the French countryside.

* Local Leisure: You are just minutes away from the prestigious Golf de Mazamet La Barouge (18-hole course), making this an ideal residence for golf enthusiasts.

* Cultural Hubs: The vibrant city of Castres is only 20 minutes away, while the historic charm of Mazamet is a mere 5 minutes from your door.

* Gateway to the South: You are perfectly positioned to explore the Haut-Languedoc Regional Natural Park. For larger city amenities or international travel, Toulouse, Albi, and Carcassonne are all within an easy hour's drive, and the stunning Mediterranean coast at Narbonne and Beziers is only 90 minutes away.

Turnkey Opportunity

This property is being offered as an 'as-is' sale, with the owner including top-of-the-line appliances and the majority of the furniture. This makes it an incredibly attractive prospect for those looking to relocate to France without the burden of furnishing a large property from scratch. With its versatile layout, the home also presents excellent potential for use as a luxury gite or holiday rental.

Seller's Note: To ensure a smooth and efficient communication process, the seller kindly requests that all inquiries be made via WhatsApp at (+33) 625819549. Using WhatsApp ensures that calls are free for both parties, allowing for a seamless exchange of information.

If you are looking for a property that balances historic character with modern utility, set against the backdrop of one of France's most beautiful mountain ranges, this home in Pont de l'Arn is an opportunity not to be missed.

Are you ready to schedule a virtual walkthrough via WhatsApp, or would you like more information regarding the property's current tax and maintenance status?

ABOUT THE AREA

Pont-de-Larn is a charming commune located in the Tarn department of Southern France, nestled within the picturesque Haut-Languedoc Regional Nature Park. Situated at the foot of the Montagne Noire (Black Mountain) and along the banks of the Arn river, the village offers a tranquil environment characterized by its lush natural surroundings and historical roots, which date back to the 10th century.

The village is renowned for its inviting atmosphere, which blends small-town serenity with access to diverse outdoor activities. Visitors and residents can explore numerous hiking and trail-running paths, enjoy the local fitness and recreation facilities, or take a peaceful stroll along the greenway. The area is also famous for hosting the Golf de Mazamet La Barouge, an historic 18-hole course that draws both



beginners and experienced players to its scenic, 54-hectare wooded grounds.

Despite its peaceful, rural feel, Pont-de-Larn remains well-connected to larger urban centers. It is located just 2 kilometers from the town of Mazamet and roughly 16 to 20 kilometers from the city of Castres. This proximity ensures that residents have convenient access to a wide selection of shops, restaurants, and essential services, while still being able to retreat to the quiet slopes of the Montagne Noire.

For those traveling from further afield, the most direct access is via the Castres-Mazamet Airport (DCM), located just a few kilometers away in Labruguiere. While this regional airport offers the most convenient proximity, international travelers often utilize the larger Toulouse-Blagnac Airport (TLS), which serves as a major gateway to the Occitanie region and is located approximately 75 kilometers away.

MAiN FEATURES:

- * 216m² of living space
- * 892m² plot
- * 4 Bedrooms
- * 3 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

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Tenanted: да

Общие

Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	216 кв м
Площадь участка:	892 кв м

Utility details

Heating: да

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.708.585



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