



REAL ESTATE
PRESTIGE & CHARACTER




- Ref : **9294CHG**
- Price : **766 000 €**
- Location : **Midi-Pyrénées / Aveyron**



Very nice environment for this restored farm composed of a main house of 291m² net living space and an adjacent and connected guest house of 120m² net living space, a 334m² barn in 2 levels, on 6.76 hectares of wood and meadows.





Ref : 9294CHG	Location
<p>Living space : 411 m² Total potential : 897 m² Land surface : 6,8 Ha Dependences : yes Pool : no Advantages : Spacious Bright</p>	 <p>Region : Midi-Pyrénées Department : Aveyron</p>
Price : 766 000 €	

Fees to be paid by the vendor

Full description

Beautiful character combination in L shape, composed of a main house of 291m² net living space with dining room, 2 lounges, an office, 3 bedrooms, 1 bathroom, 1 shower room, built on cellars, summer kitchen with its dining room and several rooms, and another adjacent and connected dwelling of 120m² net living space with lounge, dining room, open fitted kitchen, 3 bedrooms, 2 shower rooms, built on cellars and workshop, a 334m² barn in 2 levels with photovoltaic panels, 2 water cistern, a drying shed, central heating with gas condensation boiler with buried tank, septic tank of 5000L, the whole in a superb environment of meadows and wood, with oaks from Canada, on 6.76 hectares.

Main house

Sand stone floor for the whole combination, inside frame made of sweet chestnut tree.

North entrance hall : 9m², cloakroom

Toilet : 1.30m²

Staircase leading to the upper floor

Large lounge : 46.65m², bright, open stone fire place, exposed beams, access to covered terrace, windows with rib, facing south

Dining room : 22m², windows facing North and West

Office : 12.50m², North facing window

Kitchen : 18m², fitted and equipped, 5 burners gas plate

Lounge : 28m², exposed frame, East-West exposure, 2 windows, 2 skylight.

Access to the summer dining room and to the cellars on the garden floor.

First floor : wooden floor

Corridor 3.50m²

Bedroom 1 : 19m², exposed frame, skylight West

Bedroom 2 : 12.50m², cupboards

Shower room : 7.30m², skylight north, basin and mirror, shower cabin, automatic ventilation, radiator towel



dryer on central heating, sand stone floor, tiled walls

Bedroom 3 master : 17.50m² net living space, 27.50m² floor surface, exposed frame, 1 window south, a skylight

Bathroom : 10.30m², shower cabin, wc, bathtub, double basin, large mirror, cupboards

Garden floor

Summer dining room : 30m², bread oven, sand stone floor, large wooden double door, 2 windows without frame with shutters

Drying shed : 5.60m², stone floor and stone walls, access to south terrace about 40m², under the fig tree

Toilet : 1.50m², under the staircase

Summer kitchen laundry : 18.30m²

Landing : 3.90m²

Storage room : 8.20m², concrete floor

Wine cellar : 11m², graveled floor, stone walls

Painter workshop : 22.80m², access to the about 8.50m² covered terrace, stone floor

Room : 15.80m², concrete floor, hot water tank of 300L

Room to dry the laundry : 14.35m²

Workshop : 69m², could be connected to the first floor of the guest house, existing stairwell, access south and east, 3 bay windows

Boiler room : 27.60m², Oertli gas condensation boiler, vaulted built water cistern of 5000L with submerge pump, wood stock

Guest house

Independent north entrance : 3.70m²

Bedroom o office : 10.25m², south window

Lounge area : 27.80m² with open fire place

Landing and staircase : 4.50m²

Dining room : 10m², sliding bay window, north

Open kitchen : 5.75m², plate 4 gas burner with hood, dish washer, sink, east window

Shower room : 6.50m², xc, shower cabin, double basin, mirror, possibility for a washing machine

Bedroom 2 : 11.25m², double window on south side

First floor : sweet chestnut staircase, sand stone floor

Landing : 9.20m², skylight north side

Shower room : 8m², shower cabin, 2 basins and mirror, skylight south

Bedroom 3 : 8.50m², skylight south

Bedroom 4 : 12.20m², oculus east

Toilet : 2.10m²

Aluminum bay windows with double glazing for the major part of the opening

Barn : 167m² by level x2, concrete floor on the ground floor, wooden floor upstairs, electricity, installation for



electric panels, production totally resold for about 3 350 € per year.

Septic tank of 5000L, working with a special process call " Septodiffuseur", it filters and irrigates properly on the all surface of sand.

Small stone outbuilding for hen house

Canada oaks and other species

Nice views and nice quiet environment

Close to amenities

45 mn from Rodez airport, flights to Paris, London, Southampton, Bruxelles, Dublin.

This property can be used as a family home, a private home with a house keeper or a gite.

Very nice place to live in because of its brightness and comfort.

