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THE BRITISH ESTATE AGENCY IN S.W. FRANCE UNDER THE DIRECTION OF
CHARLES SMALLWOOD AND JANE SMALLWOOD



Ref: 5613 Price: 195.000€

Aveyron, S W France ~ Set on the edge of historic Najac, classed today as one of the most beautiful villages of France. The village is perched on a long rocky ridge 200m above the River Aveyron and dominated by the well preserved 13th C fortified Chateau. Here you can find shops for day to day living and several restaurants as well as a train station. The larger town of Villefranche de Rouergue can be reached in 25 minutes. 70 kms to the airport at Rodez and 116kms to Toulouse International Airport.

The excellent combination of

A FULLY RESTORED STONE BUILT HOUSE OF INDIVIDUAL CHARACTER

WITH SOUTH FACING PRIVATE TERRACING AND GROUNDS,

**MAGNIFICENT ELEVATED VIEWS FOR MANY. MANY MILES
AND, ESPECIALLY.....**

ONLY A SHORT STROLL TO THE CENTRE OF THE VILLAGE

Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No. CPI 8201 2015 000 001 837,
délivrée le par le CCI Montauban et du Tarn et Garonne, 22 allées de Mortarieu, BP 80527. 82065 Montauban Cédex.

Adhérent a GALIAN, la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 7622,45€

Gateway entrance with paved external staircase leading down to the delightful and secluded Terrace enjoying the magnificent views. Walk across to the main entrance door and the interior accommodation, with full electric radiator heating comprising:



ON THE GROUND FLOOR

Extensive Vaulted Main Room including **sitting room, kitchen area and dining space**

(overall 8m x 5m max) with high vaulted ceiling, tiled floor, superb picture window views over many miles of wooded countryside. Original fireplace to the living area and the kitchen has twin bowl stainless steel sink unit with cupboards and drawers and tiled backing, fridge/freezer and island unit. Also glazed door to private sun Terrace.



Staircase to the **UPPER FLOOR** with access to

Attractive and comfortable Sitting Room

(3.26m x 3.9m max) with tiled floor and glazed door to outside Terrace with wrought iron railing and enjoying the tremendous views.

Shower Room with walk in tiled shower, pedestal washbasin and tiled surround, WC, heated towel rail and tiled floor.



Inner Hallway with **dressing room area** and access to

Spacious Workshop/Utility Room (5.56m x 3.7m) with white glazed sink, power and lighting and fitted shelves. Also arched double door access to the street.

The staircase continues to **UPPER FLOOR LANDING** with double built in shelved cupboard and access to

Bedroom No. 1. (3.9m x 2.8m) with large double built in wardrobe and window views.

Bedroom No. 2. (4m x 2.3m) with built in wardrobe and window views

Bedroom No. 3. (3.7m x 2.8m)



Staircase leading up to **Mezzanine Area** plus **Separate Spacious Roof Room** leading off.

Shower Room (no. 2) with walk in tiled shower, pedestal washbasin, mainly tiled walls and tiled floor. Separate WC.

Note: security grilles are installed to the bedrooms and most of the furniture is available to purchase.

OUTSIDE

Spacious paved Sitting/Dining Terrace with dressed stone walling with wrought iron security railing and enjoying magnificent views.

Adjoining covered Dining Area and storage space. Having arched stone feature to one side.

Car parking area at the front of the house.



Services: Mains water, electricity and mains drainage. Telephone + ADSL. Electric heating.

Taxe foncière: 477 € per annum

***Agency fees paid by the Vendor.**



Images of Najac



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