

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



Ref: 5627 Price: 229.000€

Aveyron, S. W. France ~ Set in over an acre of grounds enjoying **superb elevated country views** and having the additional and special advantage of being within easy reach of a lively local village and even closer to a supermarket, bakery and pharmacy. Also a short drive to historic Najac.

**A SUPERBLY CONVERTED STONE-BUILT PROPERTY
ENJOYING MUCH SPACE ~ ORIGINAL FEATURES AND
COMPLETE COMFORT**

Including

- A magnificent open-plan sitting room/dining room and fitted kitchen 11m x 6.73m
 - 3 delightful bedrooms with ensuite bath/shower rooms
 - Full oil fired central heating and double glazing
 - External terraces for dining out and enjoying the views
 - Ample store rooms/workshop etc.

At the front of the property is a large gravelled Terrace with timber loggia and internally,
ON THE UPPER FLOOR

A magnificent sitting room/dining room and kitchen area (11m x 6.73m) with wood burning stove, ceiling open to full roof height with handsome exposed beams, ceramic tiled floor, two stone dressed walls and massive oak doors to the front with picture windows and two double French windows to the **dining Terrace** at the rear. The Kitchen area has twin bowl stainless steel sink unit with tiled splashback, range of matching cupboards including centre island unit, “Kenwood” electric double oven and 5 ring gas hob with stainless steel splash back and extractor canopy over. “Samsung” American-style fridge/freezer and ice dispenser.



Cloakroom leading off with separate WC and washbasin.

The Sitting/Dining Terrace has timber floor, safety balustrade and enjoys the superb views.

Staircase down to the **GROUND FLOOR**

Spacious and light hallway with tiled floor, beamed ceiling and recessed ceiling lights.

Utility Room with tiled floor, washbasin fitted and central heating boiler.

Separate W.C.

Principal Bedroom (4.8m x 4m) a charming bright room with window views and double French windows to an exterior **Terrace** with massive views. Tiled floor and handsome beamed ceiling.

Ensuite Bathroom with panelled bath and shower, separate shower (tiled), pedestal washbasin, WC, tiled floor and heated towel rail.

Large built-in wardrobe

Bedroom No. 2. On the right hand side (3m x 2.7m) with tiled floor and beamed ceiling.

Ensuite Shower Room with tiled shower, pedestal washbasin, WC, tiled floor and heated towel rail.

Bedroom No. 3. On the left hand side (4.3m max. x 2.5m) having double French windows to the exterior, high beamed ceiling and tiled floor.

Ensuite Shower Room having tiled shower compartment, pedestal washbasin, WC, tiled floor and heated towel rail.



OUTSIDE

Exterior Terrace from the principal bedroom (7.5m x 4.25m) with tiled floor, security railings and pillars to balcony above providing shade. Access to gravelled Terrace (fenced) and steps up to higher level garden. Also enjoys the spectacular views.

Additional Store Room with the oil tank and **Open-fronted Wood Store**.

Stepping down pathway with huge stone walling to one side and gravel paths to **two large Garden and General Store Rooms** Purpose built with double doors to the front, concrete floors and light and power.

The mainly lawned gardens extend to over an acre and slope gently downwards to the countryside.

Services: Mains water, electricity, drainage to septic tank. Telephone + ADSL. Oil fired central heating.

Taxe Foncière: 1.128 euros per annum
** Agency fees paid by the Vendor



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