

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



Ref: 5641 Price: 227.500 €**

Aveyron, S. W. France ~ Set in secluded ¾ acre grounds with garden and private woodland ~ Just a short stroll to the lively local town with all amenities including new supermarket and pharmacy centre.

Also approximate 18 km to the main town of Villefranche de Rouergue and 5 km to the historic and fascinating village of Najac.

**A HANDSOME 18TH C DETACHED HOUSE ALL RESTORED
TO PROVIDE VERY SPACIOUS AND ATTRACTIVE ACCOMODATION
including briefly:**

- **Two splendid main rooms and fitted dining kitchen**
 - **Four bedrooms and three bath/shower rooms**
- **Full oil fired central heating with wood burning facility**
 - **Range of store rooms and garage**

External staircase to **UPPER BALCONY** and doorway to

Excellent dining kitchen (5.6m x 4m) complete with high beamed ceiling, timber floor, range of base cupboard units including twin bowl stainless steel, sink ceramic and gas hob with extractor canopy, eye-level electric oven and tiled worktops. Glazed door through to



Spacious light and bright main living room with dining area (6.2m x 5.5m), tiled floor and windows to 2 sides with attractive outlooks.

Access from kitchen to **Impressive library/study room** (6.2m x 3m) another spacious room with potential as a bed/living room or games room, if required. Having 2 sets full height glazed French windows overlooking the grounds and giving access thereto. Also side windows and tiled floor.

Leading off the living room an inner landing with staircase to

Bedroom n°1 (5.2m x 2.8m) window to 2 sides, timber floor and ensuite shower room with tiled shower, washbasin and electric radiator.



Staircase to **mezzanine children's bedroom n°2**

Staircase to **ground floor room** (5m x 3.5m) with potential to create separate suite with the aforementioned bedroom. Has separate door to the exterior and washbasin installed.

Staircase from living room to **upper floor study landing** off which lead



Principal bedroom n°3 (4m x 3.5m) exposed beams at full roof height, full range of built-in cupboards and timber floor

Ensuite modern bathroom tiled panelled bath, two vanity unit style washbasins with mirror fronted cups above. Also WC and tiled floor.



Bedroom n°4 (3.2m x 3m) with dormer window, timber flooring and exposed beam

Shower room with tiled shower, pedestal washbasin, WC and tiled floor

Doorway and staircase from main living room leads down to **store rooms, garaging and cellarage** for central heating boiler and oil tank.

OUTSIDE

The gardens adjoining the house present mature surroundings and the main land stretches uphill with extensive private woodland. A total of ¾ acre. Also private driveway.

Services:

Mains water, electricity, mains drainage, telephone and ADSL. Oil fired (+wood) central heating.



Logement économe	Logement
≤ 50 A	
51 à 90 B	
91 à 150 C	142
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	

Logement économe

Logement énergivore



**Agency fees paid by the Vendor



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