

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



Ref: 5653 Price: 149.000€**

Aveyron, S. W. France ~ Situated in the heart of the medieval village of Najac, one of the Plus Beaux Villages de France. Walking distance of boulangerie, general store and restaurants and bars. Najac has a railway station with a regular train service to Toulouse.

**A RESTORED STONE BUILT VILLAGE HOUSE ON THREE FLOORS
WITH AN EXCELLENT LARGE TERRACE AT THE REAR
OVERLOOKING MILES OF BEAUTIFUL COUNTRYSIDE
AND
THE ADDED BENEFIT OF A LARGE GARAGE**



With oil fired central heating and double glazing the property offers excellent lock-up-and-leave accommodation. The front door opens to

Kitchen (3.45m x 3.15m) with fitted base and wall units including sink, gas cooker and fridge/freezer. Tiled floor and window to the front.

Inner hall with **Separate WC** having tiled floor, $\frac{3}{4}$ tiled walls and washbasin.

Sitting Room (3.59m x 3.29m) with tiled floor, fireplace with electric wood effect stove (could be an open fire), central heating radiator and double French doors opening to



Veranda Dining Room (3.38m x 2.55m) with full width sliding patio doors opening to the Terrace. Tiled floor and velux window.

From the inner hall a staircase leads to the **FIRST FLOOR**

Bedroom No. 1. (front) (3.66m x 3.65m) with window to the front, central heating radiator and vanity unit washbasin and mirror over.



Bedroom No. 2. (rear) (3.58m x 3.35m) with window overlooking the countryside and central heating radiator.



Shower Room with fully tiled walls and floor, shower, vanity unit washbasin, heated towel rail and WC.



Staircase to the **SECOND FLOOR**

Large Bedroom No. 3. (6.34m min. x 3.59m) with velux windows, pine floor and exposed stone wall. Mezzanine.



OUTSIDE

Large Terrace leading from the veranda and having tiled floor, barbecue and superb views.



Steps to the side of the front door lead down to a **Cave** (8.2m x 3.6m) on two levels with concrete floor and housing the central heating boiler, hot water tank and gas bottles for the cooker. Plumbing for washing machine.

Garage (9.9m x 3.3m) on two levels with concrete floor, stone walls and the oil tank. The garage opens to a road at the rear of the property where there are also plenty of car parking spaces.



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

Logement économe	Logement
≤ 50 A	211 kWh/m²/an
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	

** Agency fees paid by the vendor

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