

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



**Ref: 5670 Price 273.000€\*\***

**Aveyron, SW France** ~ enjoying beautiful landscaped grounds extending to almost an acre with country views and within easy reach of a lively local village with all amenities. Just a short drive from historic Najac with its many restaurants and train station with a service to Toulouse.

**A TRADITIONAL RESTORED STONE-BUILT MAIN HOUSE**

Plus

**A SECOND RESTORED STONE HOUSE FOR GUESTS OR LETTING**

Together with

**A MASSIVE STONE BUILT BARN IN GOOD CONDITION AND OFFERING  
MUCH POTENTIAL**

As well as

**AN ATTRACTIVELY LOCATED SWIMMING POOL**

Parts of the main house would benefit from further improvements and the accommodation, which has oil-fired central heating, comprises:



External paved staircase to covered sitting out porch. Access to

**Dining Room** (4.3m x 3.7m) with tiled floor and stone fireplace feature.

**Kitchenette** with base and wall cupboards and sink unit

**Shower Room** three quarter tiled with shower and washbasin unit.

**Separate WC**

**Lower floor Storeroom** (4.5m x 4.2m) with central heating boiler and hot water tank.

Hallway area to **Summer Kitchen/Laundry Room** (4m x 1.9m) with twin bowl sink unit.

**Spacious Living Room/Dining Room** (6.8m x 4.3m) with tiled floor, glazed double doors to exterior terracing, additional glazed door to garden, fireplace with wood-burning stove.

From the dining room walk through to **Salon** (4m x 3.5m) with timber floor and high beamed ceiling.

Access to landing with two built in store cupboards.

**Study Area** (3.7m x 2.6m)

**Separate WC**

**Bedroom No. 1.** (3.7m x 3.6m) with **Ensuite Bathroom** having three quarter tiled walls, panelled bath, washbasin and bidet.

Staircase from the salon up to roof area bedrooms:-



**Bedroom No. 2.** Open to full roof height with exposed beams and dressed stonework.

**Bedroom No. 3.** Open to full roof height with exposed beams and dressed stonework.



**THE ATTACHED STONE BUILT BARN** with tiled roof offers very spacious ground and upper floor areas with much ongoing potential, if required. There is access to both floors and lower floor has windows to all sides.

**SECOND HOUSE** for guests or letting ~ built in handsome stone and comprising

**Ground Floor Living Dining Room with fitted Kitchen area** (overall 5m x 4.1m) having beamed ceiling, stainless steel sink unit and range of cupboards.

Walk-in shower, washbasin and WC.

Staircase to Upper Floor and **spacious double bedroom** (5.1m x 4.1m)

External stone staircase to outside spacious stone paved sitting/dining Terrace. Also attractive private garden area.



**The Grounds** extend to 3650m<sup>2</sup>, are beautifully laid out and tended. Including extensive lawn areas, superb hedging, mature trees and vegetable garden area.

**Swimming Pool** 9.5m x 5m with roman end and sliding covers to ensure warmth. All with paved surrounds, shower installed and range of lamp standards.

**Services:** Mains water, electricity, septic tank drainage, telephone + ADSL.

**Taxe foncière: 834€per annum**

**\*\*Agency fees paid by the Vendor**

Logement économe	Logement	Faible émission de GES	Logement
≤ 50 A		≤ 5 A	
51 à 90 B		6 - 10 B	
91 à 150 C		11 - 20 C	
151 à 230 D		21 - 35 D	
231 à 330 E	243	36 - 55 E	33
331 à 450 F		56 - 80 F	
> 450 G		> 80 G	
Logement économe		Faible émission de GES	
		Forte émission de GES	



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