

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



Ref: 5701 Price: 348.000€**

Aveyron, S W France ~ Located in a traditional hamlet within easy reach of a lively village with shops, bar and supermarket. Historic Najac is only a short drive and the large market town of Villefranche de Rouergue can be reached in 20 minutes.

**THREE PROPERTIES ~ ALL SEPARATE YET CLOSE-BY TO EACH OTHER
Providing**

- **A FULLY RESTORED AND SPACIOUS MAIN HOUSE
SET IN ¾ ACRE GROUNDS AND ENJOYING DELIGHTFUL COUNTRY VIEWS**
- **A CONVERTED GITE WITH LARGE JACUZZI INSTALLED**
- **A COTTAGE WITH THERAPY ROOM AND SAUNA
PLUS USEFUL STORAGE ROOMS**

Double gateway entrance to wide gravel parking area and the fully restored main house with handsome stone built elevation and electric heating installed.

At the front of the house is a spacious Terrace with walled surround and glazed front door to the Ground Floor accommodation comprising:

Spacious open-plan Sitting Room/Dining Room and Fitted Kitchen (overall 9.5m x 5m) with paved flooring, doorway access to the terracing, dressed stone wall features and wood burning stove to the sitting room space. The kitchen area has centre dining island unit and built in cupboards. Also range of base units including electric oven with 5 ring hob and extractor canopy, deep white glazed sink, built in fridge and dishwasher.



Separate WC

Wide archway leads through to

Separate Dining Room (4.5m x 3.7m) with range of 3 picture windows overlooking the grounds and views beyond, full height double doors to main dining Terrace and separate door to additional Terrace. Also dressed stone walling feature.



Staircase from the main room to the **FIRST FLOOR** and a light and bright landing off which lead

Bedroom No. 1. (4.14m x 3m) with high beamed ceiling, dressed stone walling, attractive views and wardrobe fitted section.



Ensuite Shower Room with tiled walk-in shower, circular washbasin, WC, fully tiled walls and floor, heated towel rail and extractor fan.

Bedroom No. 2. (5.2m x 3m) with high beamed ceiling, dressed stone work, handsome timber floor, full width fitted wardrobe section. Glazed doors to extensive sitting out Terrace (4.5m x 4m), tiled floor, security railing and glorious views.

Ensuite Shower Room with tiled shower area, deep white glazed washbasin, tiled floor, heated towel rail and WC.



Staircase from hallway to

Separate Bedroom Suite comprising spacious study/sitting area (3.9m x 3.6m)

Door through to **Bedroom No. 3.** (4.4m x 3.7m) with beamed ceiling.

Ensuite unit with fully tiled shower, vanity unit washbasin, tiled floor and heated towel rail. WC.



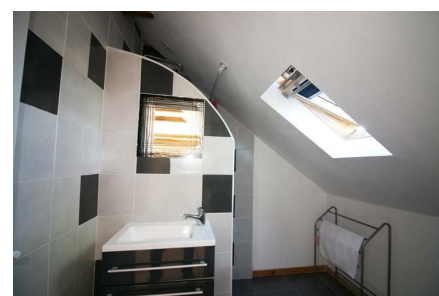
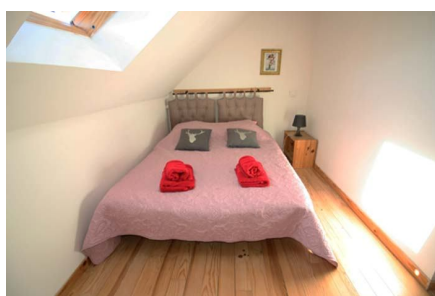
THE SECOND HOUSE of similar stone elevation is converted to provide gite/guest/family accommodation comprising **ON THE FIRST FLOOR:**

Glazed double doors to an **open-plan Sitting Room/Dining Room/Kitchen** (8.7m x 4.3m) light and bright with roof height dressed stonework features, wood burning stove to sitting area and tiled floor. The kitchen area has fitted cupboards, sink unit, washing machine, dishwasher and induction hob.



Staircase to **Mezzanine Area** with bedroom space and **Ensuite Shower Room** with washbasin.

Separate WC



ON THE GROUND FLOOR

Store/Workshop (8.8m x 4.3m) with water and electricity.

In the attached hangar is a large Jacuzzi.

At the rear of the property is a large parking area and access to a small garden sitting area.

COTTAGE HOUSE NO. 3.

Has been converted at the **first floor level** and offers a main therapy room (5.1m x 4.5m) with sauna installed, shower room and separate WC. Timber floor and stone walls.

On the ground floor are two store rooms – the first measuring 4.5m x 2.9m with wooden floor and the second for bike storage etc. Small walled front garden.



OUTSIDE

The mature grounds in total extend to over three quarters of an acre with lawns, mature trees and country views.

Services: Mains water, electricity and drainage to septic tank. Electric heating and double glazing.

Taxe foncière: 650 euros per annum

**Agency fees paid by the Vendor



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| Logement économe | Logement | Faible émission de GES | Logement |
|--------------------|------------|------------------------|----------|
| ≤ 50 A | | ≤ 5 A | |
| 51 à 90 B | | 6 - 10 B | 8 |
| 91 à 150 C | | 11 - 20 C | |
| 151 à 230 D | | 21 - 35 D | |
| 231 à 330 E | 328 | 36 - 55 E | |
| 331 à 450 F | | 56 - 80 F | |
| > 450 G | | > 80 G | |
| Logement économe | | Faible émission de GES | Logement |
| | | Forté émission de GES | |