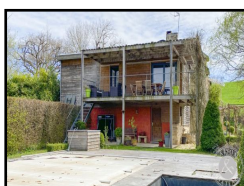




REAL ESTATE
PRESTIGE & CHARACTER



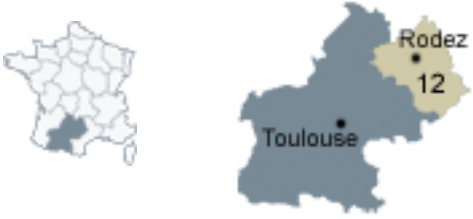
- Ref : **9860CHG**
- Price : **420 000 €**
- Location : **Midi-Pyrénées / Aveyron**



In the countryside, house of character enlarged by a contemporary extension, 2 reception rooms, 5 bedrooms, 3 shower rooms, equipped kitchen, summer kitchen, possibility to fit out an accommodation in garden level. Landscaped garden, swimming pool, well.





Ref : 9860CHG	Location
Living space : 180 m² Total potential : 277 m² Land surface : 2 492 m² Dependences : no Pool : yes Advantages : Charming and comfortable house Ideal family home or second home	 Region : Midi-Pyrénées Department : Aveyron
Price : 420 000 €	

Fees to be paid by the vendor

Full description

In the countryside, between Villefranche de Rouergue and Rodez, a lot of charm for this beautiful house of character of about 200 m² livable, enlarged by a contemporary extension, the building offers 2 beautiful reception rooms, several terraces on the side of the swimming pool, 5 bedrooms, 3 shower rooms, equipped kitchen and summer kitchen, possibility to fit out an independant housing of about 40 m² on the garden level. Beautiful landscaped garden with trees, shed, greenhouse, vegetable garden, swimming pool with basin, well with drilling.

Floor 1

Entrance Living room kitchen 39.79 m

Nice living room, waxed concrete floor, pvc tiles, massive parquet,
Fireplace with insert and ventilation, wood joinery double glazing

Souillarde 06.13 m

Ground sea rush on massive parquet floor, a window wood double glazing, a velux

Circulation 01.56 m

Towards living room, small terrace and night space

Small terrace East/North East 09.12 m

Living room - dining room 28.23 m

Floating parquet floor, large sliding bay wood double glazing,
3 glazed doors, 2 of them giving onto terrace, walls in hemp and lime



Big wooden terrace 24.61 m
industrial staircase to garden, sliding wooden shutters,

Night space

Corridor 02.84 m
Sea rush floor, glazed wooden door

WC 01.80 m
Tiled floor, wash-hand basin, VMC

Bathroom 04.36 m
Tiled floor, washbasin, bathtub, porthole window, towel dryer, VMC

Dressing room or bedroom 1 : 09.25 m
Glazed door on terrace sliding shutter wood, ground rush of sea,

Master bedroom 2 : 20.60 m²
2 doors window wood with guardrail, height under ceiling 3.40 m

Floor 2

Landing 06.30 m

WC independent 01.01 m

Bedroom 3 : 12.71 m
1 velux, a dog sitting, parquet floor, shower, sink, cupboard

Bedroom 4 : 10.47 m
1 velux, a dog sitting, parquet floor

Garden level

Boiler room laundry room 30.24 m
Pellet boiler brand ÖKOFEN, fed by a silo of 4 tons.
Installation of 2017. 1 window

Cellar 12.60 m².



Bedroom 5 : 12.23 m²,
Wooden door on terrace
wood glazed door on terrace, tiled floor,

Bathroom 03.56 m²,
Shower, washbasin, WC, electric fan heater

Summer kitchen 24.00 m²,
tiled floor, 2 tilt and turn windows, door to terrace on pool side

Garage 41.00 m
2 vehicles, automatic gate

Swimming pool 8 X 4 m (8 years)
Waterproofing by liner grey anthracite, active oxygen treatment, sand filter, wooden deck and small pond with plants

Domestic water produced by a drilling.

Well of 3 m, treatment by filtration and UV filter.

