



REAL ESTATE
PRESTIGE & CHARACTER




- Ref : 9415NDC
- Price : 840 000 €
- Location : Midi-Pyrénées / Aveyron



In a dominant position, in a small peaceful village, charming castle of medieval origin, 11 spacious rooms including 4 bedrooms en suite. Elevator, gîte, cellars, spaces and outbuildings suitable for conversion, park and terraces.





Ref : 9415NDC	Location
<p>Living space : 386 m² Total potential : 745 m² Land surface : 1 788 m² Dependences : yes Pool : yes Advantages : Many spacious rooms Possibility to rent gîte and bed and breakfast.</p>	 <p>Region : Midi-Pyrénées Department : Aveyron</p>
Price : 840 000 €	

Fees to be paid by the vendor

Full description

In a small peaceful village, in a dominant position. Village castle of medieval origin 386m² with beautiful old decorative elements such as; monumental fireplaces, spiral staircase, stone sink and parquet floor.
3 Living rooms, study, 4 bedrooms with large en-suite bathrooms. Independent apartment.
Elevator. 2 cellars, one of which is vaulted.
Numerous spaces and outbuildings for conversion. Beautiful park, terraces. Basin to renovate. Garage.
Panoramic view. Very nice property. Land 1788m².
Possibility to rent as gîte and bed and breakfast.
Potential for additional rooms in the attic, an apartment on the garden level and an independent guest house in the bakery.

The 5 levels of the main building are accessible via the spiral staircase of the round tower.
There are 3 other entrances on different levels.

Ground floor.

Library 26m².

Office 16m², view on the park and the countryside.

Gîte 42m² composed of a large living room with open kitchen, a bedroom and shower room en suite, and an independent entrance from the courtyard.

Laundry 12m².

Landing 2.70m².

Elevator 2m².

1st floor.

Warm kitchen in its original place 26m², monumental fireplace and old stone sink, hatch, exit to the terrace of 18m² and kiosk opening an impressive view over the countryside, access to the park by the outside staircase.

Lounge/dining room 42m², fireplace, hatch, and view over the countryside.



Bedroom 30m² and its bathroom 15m² en suite, fireplace.

Landing 2.70m².

Dressing room 10m².

Elevator 2m².

2nd floor.

Bedroom 29m² with fireplace and en suite bathroom 14.50m².

Bedroom 27m² with en suite shower room.

Bedroom 34.50m² with bathroom 16m² en suite.

Corridor 3.30m².

Elevator.

Convertible attic 130m² with 3 rooms in a row and windows.

Last level of the tower can be converted, 5m².

Garden level.

Room under terrace 15m², access from the garden by the porch.

Cellar 1: 25m² approximately, flat ceiling.

These two rooms can be converted into an independent apartment.

Vaulted cellar 2 : 40m² approximately.

" Fourniole ", a beautiful building with bread and pastry oven, 80m² convertible into a guest house on 2 levels.

"Covered ", a historical room, 30m², can be listed and converted into a curiosity room.

Garage 10m².

Pool to renovate, 6.30m x 6.30m.

Well. Other terraces and espalier garden.

Harmonious and sumptuous combination, a house of reasonable size with potential to develop.

Some services in the village and nearby.



