# MAISONS & CHATEAUX



Ref: 9391CHG

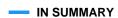
# Enterely restored farm, ideal for a quality guest house

Habitable: 476 m<sup>2</sup>

**公** Usable:

 Land : 3,5 Ha 595 000 €

Luxurious residence for sale Aveyron. In the countryside, 8mn from all amenities, lovely property recently renovated of about 476m<sup>2</sup>, very comfortable. Large reception rooms ion the garden floor, 60m2 dining room, lounge with fire place and stone floor, super equipped kitchen, 5 bedrooms en suite, heated swimming pool, ideal for a quality guest house project.



Rooms: 15 Bedrooms: 5 Bathrooms: 5 Swimming pool: yes Garage place : nc Parking space: 5 Outbuildings: yes

Wood and Fuel

Adsl

Advantages: Recent restoration | Very comfortable

#### **SERVICES**

1st Shops: 7 mn

All shops: 8 mn Health: 10 mn

Middle School: 8 mn High school: 8 mn Elementary: 6 mn

40 mn ್ಲಕ್ಕ 45 mn

## **ENERGY INFORMATION**

Consommation conventionnelle 92,00 kWhep/m².an

Estimation des émissions 27,00 kg éqCO2/m².an









#### DESCRIPTION

Ground floor:

Crossing entrance on courtyard with fire place and stone sink: 23.95m<sup>2</sup>

Spacious sitting room, 2 French windows and 6 windows, on courtyard, with fireplace and bread oven, stone floor, wood staircase to the

guests rooms: 48.21m<sup>2</sup>

Double super equipped kitchen, pantry and preparation area: 28.71m<sup>2</sup> pantry with double sink, Miele washing machine, storage:12.24m<sup>2</sup>

Kitchen space entirely equipped: 16.47m<sup>2</sup>

3 ovens, steam, high pressure, multi-function, convention oven, 2 plate warmer, induction plate, gas wok, all in Miele brand and a TV

Utility room: 3.90m<sup>2</sup>

Secondary entrance 5.50M<sup>2</sup>

Wc with basin 1.91M<sup>2</sup>

Dining room: 65.64m², 2 French windows, a window, 3 smaller window arrow slit style, stone floor

Study: 10.24m<sup>2</sup> in the former dairy, stone floor, electric heating Fully equipped laundry, sink, wardrobe, dressing, tiled floor: 18.63m<sup>2</sup>

First floor

Reachable by a private staircase from the dining room

Private area, en suite, bedroom 1: 28.50m²

Dressing: 22.58m<sup>2</sup>

Bathroom with shower, 2 wash basins, bidet, toilet, towel dryer: 20.80m²

Reachable by stairs from the lounge

Landing serving guest bedrooms 43m2 of witch entrance 15.10m2, wc 1.40m2bathroom 7m2, bedroom 22.73m2

Bedroom 3 en suite: 21.34m², dressing 2.14m², shower room 12.24m²

Bedroom 4 en suite 17.27m<sup>2</sup>, bathroom 17.45m<sup>2</sup>, wardrobe

Pantry 1.50m<sup>2</sup>

Bedroom 5: family suite, 53.14m², parents' bedroom 19.84m², kids bedroom 18.48m², bathroom 14.82m²

### Outbuildings

Ground floor

Large covered terrace with stone floor 60m<sup>2</sup>

Independent office, electric heating 13.71m<sup>2</sup>

Under the office reachable by the cellar side, storage area of 13.70m<sup>2</sup>

Storage space, former boxes for horses, 15.80m<sup>2</sup>

Vaulted cellars 23m<sup>2</sup>

Boiler room, CHAPEE oil boiler, 300l hot water tank, 2000 liters tank: 21m<sup>2</sup>

Detached barn 50m<sup>2</sup>

Shed 30m<sup>2</sup>

Heated swimming pool: shell4.5X11.5m, chloral filtration, air pump heated, electric security shutter



Drainage up to standard Electricity redone new New frames, double glazing Slate roof, good condition

No need of any work to be done Les guest rooms are sold furnished

