



Ref : 9391CHG

### Entirely restored farm, ideal for a quality guest house

Area



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



Usable : 735 m<sup>2</sup>



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 on the garden floor, 60m<sup>2</sup> 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.

#### IN SUMMARY

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



Elementary : 6 mn

Middle School : 8 mn

High school : 8 mn



40 mn



45 mn

#### ENERGY INFORMATION

Consommation conventionnelle 92,00 kWh/m<sup>2</sup>.an

Estimation des émissions 27,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Chateaux

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## — 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 : 65.64m<sup>2</sup>, 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 : 28.50m<sup>2</sup>

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

Bathroom with shower, 2 wash basins, bidet, toilet, towel dryer: 20.80m<sup>2</sup>

Reachable by stairs from the lounge

Landing serving guest bedrooms 43m<sup>2</sup> of witch entrance 15.10m<sup>2</sup>, wc 1.40m<sup>2</sup> bathroom 7m<sup>2</sup>, bedroom 22.73m<sup>2</sup>

Bedroom 3 en suite : 21.34m<sup>2</sup>, dressing 2.14m<sup>2</sup>, shower room 12.24m<sup>2</sup>

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, 53.14m<sup>2</sup>, parents' bedroom 19.84m<sup>2</sup>, kids bedroom 18.48m<sup>2</sup>, bathroom 14.82m<sup>2</sup>

### 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 : shell 4.5X11.5m, 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

Are you interested ?



Marie

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