



Ref : 9049CHG

Hamlet nicely restored, overlooking the Aveyron gorges

Area



Habitable : 590 m²



Usable : 870 m²



Land : 10,9 Ha

998 000 €

Property & Domain for sale Aveyron. Hamlet nicely restored, overlooking the Aveyron gorges in a quiet surrounding. The combination comprises : 3 restored houses, 1 to fit out, 3 outbuildings, a swimming pool with solar panels, a well, 2 bread ovens, springs, a stream, on a land of 11hectares of which 8 are wooded. At the end of a path, the gate giving access to the hamlet.

IN SUMMARY

Rooms :
Bedrooms : 6
Bathrooms : 3

Swimming pool : yes
Garage place : nc
Parking space : 4
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Views | Quiet location

SERVICES



1st Shops : 15 mn



All shops : 15 mn



Health : 15 mn



Elementary : 15 mn

Middle School : 15 mn

High school : 15 mn



15 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 286,00 kWhép/m².an

Estimation des émissions 19,00 kg éqCO₂/m².an



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— DESCRIPTION

House 1 : 250m²

Stone built with slate roof, 80m² terrace exposed south with arbour, landscape garden.

Ground floor

170m² space with concrete floor, laundry, workshop, boiler room with a wood boiler and an oil one of Geminox brand, hot water tank for the floor heating system, oil tank, hot water tank for daily use.

Garden floor

Large living room of 100m², terra cotta floor, open kitchen and dining room, oak cupboard in the kitchen with sink and work surface in stone, dish washer, professional cooking stove 5 fires, hood, stone fire place, low voltage lightening. High ceiling in the lounge space with exposed oak beams. Access to terrace and gorgeous views over the Aveyron valley by large bay windows.

Landing : 4m², access to toilet and ground floor.

First floor

Oak staircase, made to measure with lightning in joist

Landing serving

Mezzanine : 14m², office library, wooden floor, view over lounge and valley

Bedroom : 16m², wooden floor

Bathroom : 8m², large shower, basin, wc, bidet.

Cast iron radiators and inside doors made of oak

Double glazing

Second house, 273m² with slate roof

Entrance through glazed airlock, stone floor

Old style main door

Open living room of 92m² with lounge corner with wood stove, dining room, open kitchen with stone work surface, Smeg cooker, old cupboards, fire place. Access to courtyard open to outbuilding.

Terra cotta

Veranda opening on to the lounge : 12m² with superb views over the valley

Wc and connection for washing machine

First floor

Landing : 22m² used as an office, view over the valley

Bedroom 1 : 25m²

Bedroom 2 : 16m²

Bathroom : 5m², bath tub, basin, wc, tiled floor

Wooden floor for the all floor

Double glazing

Under floor heating system with aero thermic heat pump from 2012

Ground floor

Workshop : 56m²

Cellar : 11m²

Boiler room : 22m²

Well

Former barn with slate roof : 94m² on two levels, wood storage and workshop plus hay storage on the first floor. Floor redone and upstairs doors redone in chestnut in 2013

Former pigeonnier, leveled, with terrace and bread oven in its bases

Third house : 203m² with slate roof

Ground floor

38m² terrace with bread oven

Cellar : 50m² with boiler room, 2 water tank and connection for washing machine

Access through a stone portal opening onto a 68m² terrace with well

Main entrance leading to 68m² living room composed of an open kitchen with Miele dish washer and cooking stove plus a dining room space, a lounge with fire place and insert.

Dining room with terrace access

Souillarde : former kitchen

Bathroom with view over the valley : 12m², bathtub, Italian shower, basin, wc. Terra cotta floor. Towel dryer.

Stairs leading to first floor

Landing : 12m²

Bedroom 1 : 18m²

Bedroom 2 : 18m²

Bedroom 3 : 9m²

Access to terrace, North West exposure with superb views over the valley

Floor : wooden floor

Wc with basin

Electric heating in the bathroom, wood central heating by insert.

4th house : 111m² with slate roof

Garden floor

Ground floor

Cellar : 53m²

Garden floor

Entrance by large bay windows, double glazed

Space of 53m² with wooden floor, possibility to create a floor. Electricity and water.

Dryer : 5m²

Open attached barn of 84m² on two levels, slate roof, stone column and half-timbering.
Outbuilding : 50m² on 2 levels, used as a sheep hold

Swimming pool 11.50m x 4.50m, chlorine, solar heating system.
Land of 11ha of which 8 are wooded (oak trees, sweet chestnut trees)
Meadows are enclosed.
Stream crossing the property
Numerous springs
Well
Views over the Aveyron gorges
Quiet location
15 mn from all amenities
5mn for bread

Are you interested ?



Marie

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