



Ref : 9391CHG

Entirely restored farm, ideal for a quality guest house

Area



Habitable : 476 m²



Usable : 735 m²



Land : 3,5 Ha

595 000 €

Luxurious residence for sale Aveyron. In the countryside, 8mn from all amenities, lovely property recently renovated of about 476m², very comfortable. Large reception rooms on 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.

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/m².an

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



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— DESCRIPTION

Ground floor :

Crossing entrance on courtyard with fire place and stone sink : 23.95m²

Spacious sitting room, 2 French windows and 6 windows, on courtyard, with fireplace and bread oven, stone floor, wood staircase to the guests rooms : 48.21m²

Double super equipped kitchen , pantry and preparation area: 28.71m²

pantry with double sink, Miele washing machine, storage :12.24m²

Kitchen space entirely equipped: 16.47m²

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: 3.90m²

Secondary entrance 5.50M²

Wc with basin 1.91M²

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

Study: 10.24m² in the former dairy, stone floor, electric heating

Fully equipped laundry, sink, wardrobe, dressing, tiled floor : 18.63m²

First floor

Reachable by a private staircase from the dining room

Private area, en suite, bedroom 1 : 28.50m²

Dressing : 22.58m²

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 17.27m², bathroom 17.45m², wardrobe

Pantry 1.50m²

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 60m²

Independent office, electric heating 13.71m²

Under the office reachable by the cellar side, storage area of 13.70m²

Storage space, former boxes for horses, 15.80m²

Vaulted cellars 23m²

Boiler room, CHAPEE oil boiler, 300l hot water tank, 2000 liters tank: 21m²

Detached barn 50m²

Shed 30m²

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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