



Ref : 9651NDC

Beautiful manor house, barn, park for sale, Aveyron

Area **MARTIEL**



Habitable : 256 m²



Usable : 650 m²



Land : 7 261 m²

405 000 €

Luxurious residence for sale Aveyron. In a hamlet. Remarkable 18th century master house forming a beautiful courtyard. Bourgeois stone house of 256m² of living space and its pigeon tower. Large reception rooms, 4 bedrooms, 2 bathrooms. Numerous outbuildings that can be converted with rare original elements. Large park. Well. Enclosed land of 7271m² opening onto the surrounding countryside.

IN SUMMARY

Rooms : 9
Bedrooms : 4
Bathrooms : 2

Swimming pool : no
Garage place : 2
Parking space : 4
Outbuildings : yes



Fuel



Well

Tank



Adsl

Advantages : Large house and barn | Possibility to create additional living spaces

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



45 mn



40 mn



45 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 217,00 kWh/m².an

Estimation des émissions 39,00 kg éqCO₂/m².an



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DESCRIPTION

Main House

Raised level

Stone staircase and terrace : 8m².

Living room: 58m², stone fireplace, wooden staircase leading to the ground floor.

Original souillarde : 15m², vaulted ceiling in exposed stone, stone sink and floor, built-in cupboard with beautiful original doors.

Corridor: 14m².

Bedroom 1: 14m², large built-in wardrobe closed by beautiful wooden glass doors.

Bedroom 2: 20m², can communicate with bedroom 1.

Shower room: 6.40m².

Toilet: 1.20m².

Bedroom 3: 32m² and its mezzanine of 10m² served by a beautiful wooden staircase.

Bathroom: 12m² communicating with bedroom 3 and bedroom 4 on the ground floor.

Ground floor

Kitchen/large dining area: 56.50m², fireplace, pizza oven, 3 exits to the garden and inner courtyard.

Real vaulted cellar at the foot of the pigeon tower: 8.50m², accessible from the kitchen.

Cellar and corridor going to the work-shop/outbuildings.

Bedroom 1: 19.50m², access to courtyard.

Toilet accessible from the outside.

Outbuildings

Barn, former cowshed: 70m² floor area and 2nd level that can be converted, beautiful framework.

Remarkable hayloft and its wooden staircase: 60m².

Loft under the hayloft, door at the back opening onto the intimate inner courtyard and the park.

Other outbuilding occupied by a workshop of 32m² and boiler room/laundry room of 48.50m², two doors opening onto the inner courtyard and two large doors opening onto the street.

Garden shed.

Well and rainwater collection tank.

Large wrought iron gate.

The courtyard and the park with its large trees open onto a meadow which borders the countryside.

The property is situated in a small hamlet close to a village with some shops and 15 minutes from Villefranche-de-Rouergue.

Are you interested ?



Marie

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