



Ref : 9860CHG

Character house in the countryside with landscaped garden

Area **Secteur Rignac**



Habitable : 180 m²



Usable : 277 m²



Land : 2 492 m²

420 000 €

House of character for sale Aveyron. In the countryside, between Villefranche de Rouergue and Rodez, a lot of charm for this beautiful house of character of about 200 m² livable, enlarged by a contemporary extension, the building offers 2 beautiful reception rooms, several terraces on the side of the swimming pool, 5 bedrooms, 3 shower rooms, equipped kitchen and summer kitchen, possibility to fit out an independant housing of about 40 m² on the garden level. Beautiful landscaped garden with trees, shed, greenhouse, vegetable garden, swimming pool with basin, well with drilling.

IN SUMMARY

Rooms : 9
Bedrooms : 5
Bathrooms : 3

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



Wood Chips



Source
Well



Adsl
Fiber

Advantages : Charming and comfortable house | Ideal family home or second home

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Kindergarten : 3 mn

Elementary : 3 mn

Middle School : 5 mn

High school : 25 mn



20 mn



60 mn



25 mn

ENERGY INFORMATION

Consommation conventionnelle 190,00 kWh/m².an

Estimation des émissions 5,00 kg éqCO₂/m².an



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— DESCRIPTION

Floor 1

Entrance Living room kitchen 39.79 m

Nice living room, waxed concrete floor, pvc tiles, massive parquet,
Fireplace with insert and ventilation, wood joinery double glazing

Souillarde 06.13 m

Ground sea rush on massive parquet floor, a window wood double glazing, a velux

Circulation 01.56 m

Towards living room, small terrace and night space

Small terrace East/North East 09.12 m

Living room - dining room 28.23 m

Floating parquet floor, large sliding bay wood double glazing,
3 glazed doors, 2 of them giving onto terrace, walls in hemp and lime

Big wooden terrace 24.61 m

industrial staircase to garden, sliding wooden shutters,

Night space

Corridor 02.84 m

Sea rush floor, glazed wooden door

WC 01.80 m

Tiled floor, wash-hand basin, VMC

Bathroom 04.36 m

Tiled floor, washbasin, bathtub, porthole window, towel dryer, VMC

Dressing room or bedroom 1 : 09.25 m

Glazed door on terrace sliding shutter wood, ground rush of sea,

Master bedroom 2 : 20.60 m²

2 doors window wood with guardrail, height under ceiling 3.40 m

Floor 2

Landing 06.30 m

WC independent 01.01 m

Bedroom 3 : 12.71 m

1 velux, a dog sitting, parquet floor, shower, sink, cupboard

Bedroom 4 : 10.47 m

1 velux, a dog sitting, parquet floor

Garden level

Boiler room laundry room 30.24 m

Pellet boiler brand ÖKOFEN, fed by a silo of 4 tons.

Installation of 2017. 1 window

Cellar 12.60 m².

Bedroom 5 : 12.23 m²,

Wooden door on terrace

wood glazed door on terrace, tiled floor,

Bathroom 03.56 m²,

Shower, washbasin, WC, electric fan heater

Summer kitchen 24.00 m²,

tiled floor, 2 tilt and turn windows, door to terrace on pool side

Garage 41.00 m

2 vehicles, automatic gate

Swimming pool 8 X 4 m (8 years)

Waterproofing by liner grey anthracite, active oxygen treatment, sand filter, wooden deck
and small pond with plants

Domestic water produced by a drilling.

Well of 3 m, treatment by filtration and UV filter.

Are you interested ?



Marie

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