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## Aveyron house with character, history and views

**434 000 €** [Gebühren an den Verkäufer]

- Referenz : AF26223
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 3
- Wohnfläche : 178 m<sup>2</sup>
- Grundstücksfläche : 2 000 m<sup>2</sup>
- Grundsteuer : 1 097 €



Located 10 minutes from Rodez, in the heart of the Aveyron, this stone-built house (178 m<sup>2</sup>) with more than 1000 years of history is composed of a living room, a kitchen-cum-dining room, 3 bedrooms, a shower-room, a walk-in closet, a study and 120 m<sup>2</sup> of vaulted cellars that are suitable for conversion, on a garden of 2000 m<sup>2</sup>.

Situated in the heart of the Aveyron, a Mecca for culture in the South-West, this stone dwelling in the heart of a quiet hamlet has unobstructed views and won't leave you indifferent.

The property is entered via a porch that is used to shelter cars.

In front of you, you have access to a private yard. On your right is access to the rest of the garden (2000 m<sup>2</sup>) that discretely emerges in the middle of clumps.

The house is entered via a big glazed door that allows sunlight to flow through the charming entrance hall.

This stone-vaulted space leads to the three levels. The first door on the right leads to the basement and its 120 m<sup>2</sup> of vaulted cellar, followed by a monumental staircase leading upstairs, with the ground floor in front of you.

The ground floor is essentially the living area, centred around a living room (47 m<sup>2</sup>) with a fireplace.

Next to this central room is the kitchen-cum-dining room (24 m<sup>2</sup>) with an adjoining outbuilding (38 m<sup>2</sup>) that is currently used as a pantry.

This floor is finished off with a study (16 m<sup>2</sup>) that could be transformed into a bedroom.

Taking the stone staircase, you reach the 3 bedrooms (12 m<sup>2</sup>, 21 m<sup>2</sup> & 33 m<sup>2</sup>), a walk-in closet (6 m<sup>2</sup>) with lots of storage space and a shower-room (9 m<sup>2</sup>) that is wisely placed and designed.

Outside, the landscape allows you to fully enjoy almost the entire garden.

Despite the slope of the garden, the low stone walls have made the park flat over time. The current owner has kept the grounds immaculate thanks to regular upkeep.

Built of stone.

Natural slate tiled roof.

Wooden joinery.

Oil-fired boiler for heating.

Individual drainage system connected to a cesspool.

This irresistible property, situated in a welcoming department, a Mecca of gastronomy, is an ideal investment for a family looking for a very special life, but also for the newly retired.

Located 10 minutes from Rodez, a village popular with tourists and its famous market; 50 min from Albi; 1 hr 45 min from Toulouse and its international airport; 2 hr from the Mediterranean Sea.

**ENERGIEVERBRAUCH :** **G (415)**

**TREIBHAUSGAS :** **G (131)**