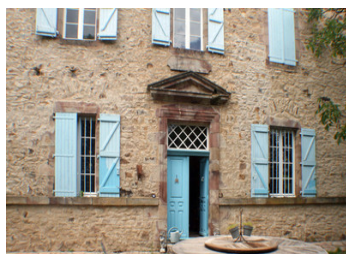


Beautiful stone house and accompanying gite in the heart of the countryside near Najac



## INFORMATION

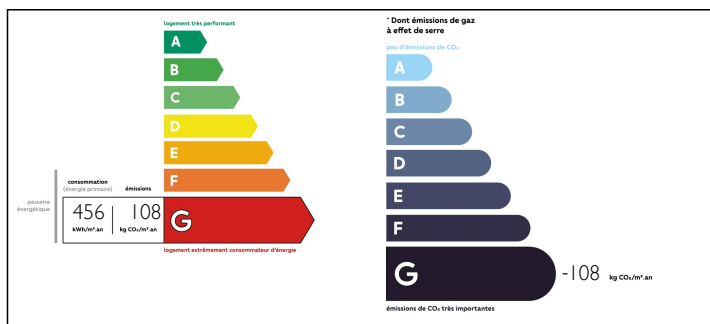
|             |         |
|-------------|---------|
| Town:       | Najac   |
| Department: | Aveyron |
| Bed:        | 5       |
| Bath:       | 2       |
| Floor:      | 222 m2  |
| Plot Size:  | 4612 m2 |



## IN BRIEF

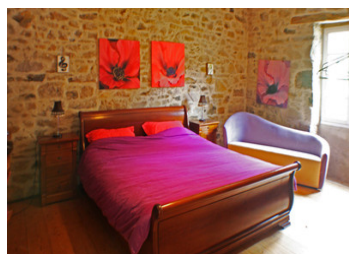
This lovely property is set in a tiny hamlet near Najac. Originally it was the local school and comprises two large living rooms, three bedrooms and a large bathroom. It has the benefit of oil fired central heating. The house is adjacent to a pretty courtyard. On the other side of the courtyard there is another stone building which is set out as a gite comprising a living room, kitchen and two bedrooms together with a shower room. This building also contains a laundry room and small cellar which houses the boiler and associated fuel tank. Outside the house benefits from a swimming pool and terrace. Elsewhere the gardens are generally laid out to easily maintained woodland. A child's play cabin has been built in this area and is and presents a great opportunity for young children to have wonderful adventures that they will always remember.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1200 EUR**

## NOTES

## DESCRIPTION

This is a substantial stone house which has been tastefully restored over a number of years. It is understood that the house was originally the local school and this is evidenced by the very high ceilings at the ground floor level. It benefits from oil fired central heating

### Ground Floor

Entrance to the main house leads to a small hallway and stairwell (10m<sup>2</sup> including staircase). There is storage space under the stairs. To the right of the hallway a doorway leads to:

### Kitchen/Day Room (39.8 m<sup>2</sup>)

Wood floor, exposed stone walls, two radiators, three windows, old evier. The kitchen area has wooden wall and floor cupboards and an island unit. A doorway leads to the external courtyard.

To the left of the hallway and doorway leads to:

### Living Room (39.5 m<sup>2</sup>)

Wooden floor, exposed stone walls, built in book shelf, three radiators, three windows; a further doorway leads to the courtyard.

Wooden staircase leads to the first floor landing.

To one side a corridor leads to:

### Bathroom (9.8 m<sup>2</sup>)

Bath, Shower, toilet and wash hand basin, heated towel rail, radiator. Wooden floor, half height tiling.

The Corridor leads on to:

### Master bedroom (26.4 m<sup>2</sup>)

Wooden floor, two radiators, two windows.

At the other side of the landing another corridor leads to two further bedrooms:

### Guest Bedroom (20.5 m<sup>2</sup>)

Wooden floor, two windows, one radiator