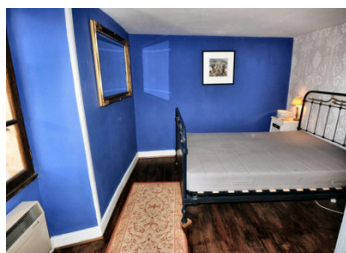
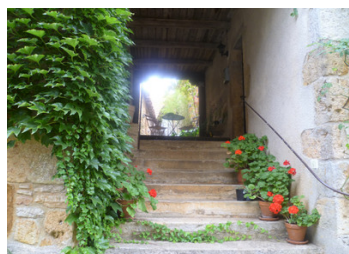


Character house dating back to the 18th century in the centre of the village of Foissac (12260) in Aveyron.



## INFORMATION

Town:	Foissac
Department:	Aveyron
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	0 m2



## IN BRIEF

This beautiful, picturesque and architecturally interesting house, dating back to the late 1700s, used to be the village forge and is situated in the centre of the charming Aveyron village of Foissac, which is also home to the famous Grottes de Foissac, has a bakery, grocery shop and bar/restaurant. The house, over 3 floors, has been tastefully and expertly renovated keeping its character and charm and is ready to inhabit immediately and consists of:

- Kitchen/Dining Room
- Lounge
- 4 Bedrooms
- Mezzanine - with a small lounge and double bedroom
- Attic&Pigeonnier – potential (subject to the necessary planning consent) to convert to additional accommodation
- Family bathroom
- Shower room
- Cellar - potential (subject to the necessary planning consent) to convert to additional accommodation or a garage
- Workshop – which used to be the old village forge

Outside:

- Covered terrace
- Garden (rented)

## 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: 332 EUR**

**Taxe habitation: 370 EUR**

## NOTES

## DESCRIPTION

Charming stone house, full of character and history, situated in one of the historic villages of France. A superb holiday rental, or equally a permanent home which is a little different from the norm!

The house, which is perfect to inhabit immediately, boasts –

Ground floor:

- Spacious workshop (25m2) which was formerly the village forge and still contains remnants of that role.
- A cellar (25m2) which is used as a storage room but has the potential (subject to the necessary planning consents) to be converted into additional accommodation or a garage.

A large stone staircase leads up to the first floor and a covered terrace:

First Floor: Left from the covered terrace

- Lounge (24m2) – large open stone fireplace and double door storage cabinet.

First floor: Right from the covered terrace

- Kitchen/Dining Room (24m2) – with wood-burner, modern “coin cuisine”, pretty old blue enamelled stove, original stone sink and “cendrier” for storing the ash.
- Oak staircase up to 2nd floor:

Second Floor:

- Landing/ lounge area (21m2)
- Staircase up to mezzanine double bedroom (13m2). Double door to Attic&Pigeonnier (59m2) which has the potential (subject to necessary planning consents) to be converted into additional accommodation.
- Family bathroom – with toilet, bath and hand basin
- Bedroom 1 (7m2) – with double wardrobes