

Farmhouse with several outbuildings to renovate on approximately one hectare



INFORMATION

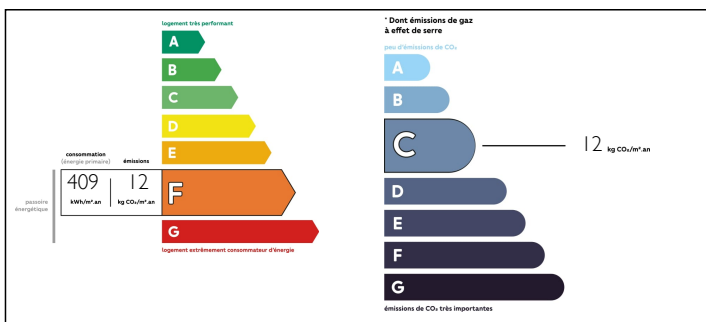
Town:	Vailhourles
Department:	Aveyron
Bed:	2
Bath:	1
Floor:	85 m ²
Plot Size:	10000 m ²

IN BRIEF

Pretty farmhouse and outbuildings for restoration and development on land of approximately one hectare, just 15 minutes from the busy town of Villefranche-de-Rouergue. The house currently consists of a kitchen / lounge of 27 m² with a fireplace, 2 bedrooms of 22 and 16 m², a shower room and a separate toilet. There is potential to extend this by converting the attic and the adjoining barn (30 m² x 2 levels). There are several outbuildings that could be used for different types of projects, in particular a beautiful barn that could be converted into living space of approx. 135 m² and a small house of 22 m² on each of the 2 levels, this might make a useful study and bedroom. There is also a traditional bread oven.



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.



DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 294 EUR

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