

“UNDER OFFER” Charming two-bedroom house in the heart of Villefranche-de-Rouergue, in the Aveyron.



INFORMATION

Town:	Villefranche-de-Rouergue
Department:	Aveyron
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	43 m2

IN BRIEF

“UNDER OFFER” This is a rare opportunity to own this house situated on one of the cobble streets in the centre of the charming Aveyron town of Villefranche-de-Rouergue which boasts numerous shops, supermarkets, restaurants and bars which are only a minute's walk away. The house, over 3 floors, has gas central heating, and is fully double glazed, with shutters on all windows. It is ready to inhabit immediately and consists of:

- Entrance hallway
- Store Room/Utility Room
- Lounge/Dining Room
- Kitchen
- 2 Bedrooms
- Family bathroom and WC
- Cellar

This excellent house really needs to be seen in person to reveal its special character.



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: 679 EUR

NOTES

DESCRIPTION

Charming stone house, full of character and history, and situated in one of the historic towns of France.

A superb holiday rental, or equally a permanent home which is a little different to the norm!

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

Ground floor:

- Entrance hallway
- Store Room/Utility Room (26m²) – plumbing in place for a washing machine

A wooden staircase leads up to the First Floor:

First Floor:

- Lounge/Dining Room (19m²) – Radiators
- Kitchen (11m²) – fitted base and eye level units, sink and drainer, gas hob, dishwasher, extractor hood, fridge/freezer, breakfast bar, hot water boiler, radiator

A wooden staircase leads up to Second floor:

Second Floor:

- Landing (10m²)
- Family bathroom (5m²) – bath with shower over, wash hand basin with vanity unit, WC, storage cupboard, radiator
- Bedroom 1 (10m²) – radiator
- Bedroom 2 (8m²) – radiator

Outside:

- Cellar

Surrounding area:

The Aveyron is a delightful and unspoilt department of France, which is beautiful, with landscapes of forests, undulating hills, rivers and wild flowers. The Aveyron is also famed for its lovely towns and villages, with many villages boasting the accolade of