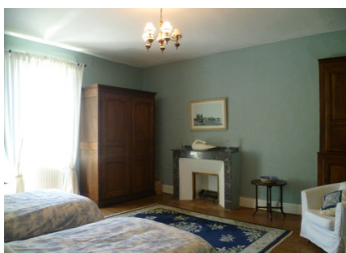


Magnificent stone 5-bedroomed house situated in the small village of Cadour (12200) in the Aveyron.



## INFORMATION

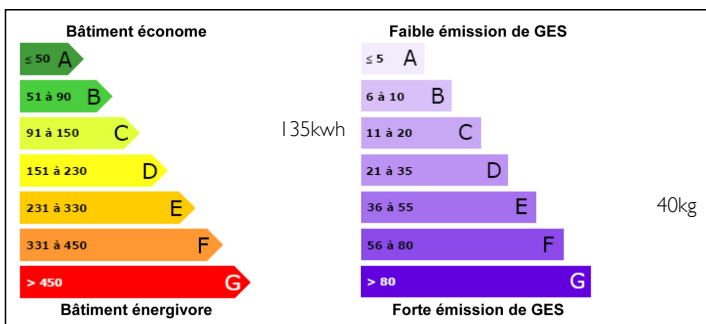
Town:	Le Bas Ségala
Department:	Aveyron
Bed:	5
Bath:	3
Floor:	252 m2
Plot Size:	2477 m2



## IN BRIEF

This is a rare opportunity to acquire an attractive and generous detached family home in an idyllic village/rural setting. It has been tastefully and expertly decorated to the highest standards keeping its character and charm and is ready to move into immediately. The house offers 5-bedroomed accommodation, spread across 3 floors. It is well insulated and benefits from oil-fired central heating and there is a large open fireplace in the dining room for additional ambience. It sits in a beautiful fully enclosed garden made up of a lawn together with flower borders, shrubs, trees, fruit trees, numerous terraces for al-fresco dining or relaxing, BBQ and summer kitchen. This would make an ideal family/holiday home or business, with the possibility of hosting friends or family in independent accommodation and with the added benefit of generating an additional income.

## 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

This very attractive 19th century former presbytery, presented in excellent condition, is situated in a small village close to the village of La Bastide l'Eveque in one of the most historic areas of France. It has oil-fired central heating throughout.

### Ground Floor:

- Hallway (13m<sup>2</sup>) – tiled floor, radiator, exposed beams
- Kitchen / Dining Room (44m<sup>2</sup>) - Fitted kitchen, tiled and wood flooring, fitted base units, cupboards, breakfast bar, electric oven, gas hob, original open fireplace, radiator, exposed wood beams
- Lounge (33m<sup>2</sup>) – wood floor, radiators, open fireplace, cupboards, exposed wood beams
- Office (5m<sup>2</sup>) – wood floor, cupboard, shelving, radiator
- WC (3m<sup>2</sup>) – electric radiator, WC, wash hand basin

### First Floor:

- Bedroom 1 (27m<sup>2</sup>) –wood floor, radiator, open fireplace
- En-suite (9m<sup>2</sup>) - wood floor, WC, shower, wash hand basin, heated towel rail
- Bedroom 2 (17m<sup>2</sup>) – wood floor, radiator
- Bedroom 3 (26m<sup>2</sup>) – wood floor, radiator, open fireplace, built-in wardrobe
- Bedroom 4 (9m<sup>2</sup>) – wood floor, radiator, built-in wardrobe
- Bathroom (9m<sup>2</sup>) – wood floor, bath with shower over, wash hand basin and vanity unit, heated towel rail

### Second Floor:

- Hallway (13m<sup>2</sup>) – wood floor, cupboard
- Bedroom 5 (40m<sup>2</sup>) –wood/laminate floor, exposed wooden beams, electric radiator
- En-suite (4m<sup>2</sup>) - tiled floor, shower, wash hand basin, WC, electric radiator
- Storage Room (45m<sup>2</sup>) – wooden floor

### Basement:

Utility Room (10m<sup>2</sup>) – concrete floor

Workshop (44m<sup>2</sup>)

Boiler Room (44m<sup>2</sup>) – central heating boiler

## LOCAL TAXES

Taxe foncière: **625 EUR**

## NOTES