LEGGETT IMMOBILIER INTERNATIONAL

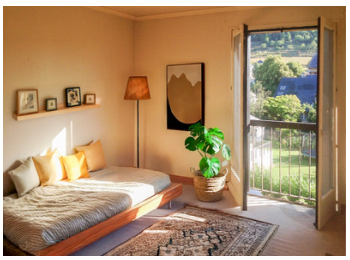
www.frenchestateagents.com

Ref: A33939MLV12 Price: 185 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (180 000 EUR without fees)

Espalion (12) - Apartment 107m - 5 rooms - 3 bedrooms - Balcony with uninterrupted view and quiet location















INFORMATION

Town:	Espalion
Department:	Aveyron
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	0 m2

IN BRIEF

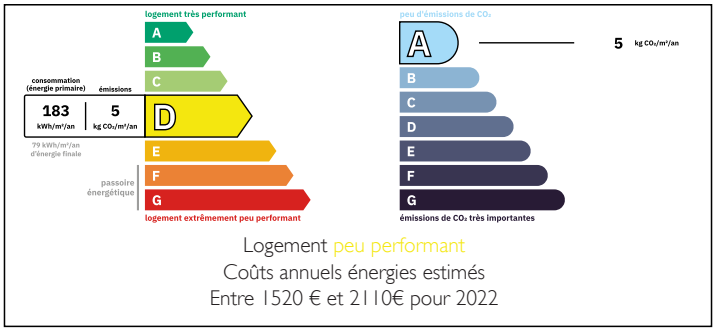
Located in Espalion, in a small building with 6 units, this 107 m² flat on the 2 floor of a 3-storey building offers spacious accommodation and great potential. Comprising 5 rooms, including 3 bedrooms, a shower room and a separate toilet, it also has a living room of around 28 m² and a 4 m² balcony, ideal for enjoying sunny days.

This flat will need some refurbishment work to bring out all its charm.

This flat can be sold with a garage.

Weekly rentals are available.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1520 € et 2110€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

DESCRIPTION

In the charming town of Espalion, renowned for its heritage and the gentle way of life it offers, discover this flat located on the 2 floor of a small building with just 6 homes and 3 levels.

As soon as you enter, you'll be seduced by its 5 rooms offering a host of design possibilities. With its 3 bright bedrooms, this flat can accommodate a family looking for space or a couple looking for peace and quiet.

The 28 m² living room opens onto a 4 m² balcony, a haven of peace where you can enjoy your morning coffee while gazing out over the surrounding countryside, or an aperitif on a long summer's evening.

Admittedly, this flat needs some updating, but that's precisely where its exceptional potential lies. It's nestled in a peaceful, authentic setting, close to Espalion's amenities and picturesque lanes. Let yourself be tempted by this unique opportunity to transform this space into a real cocoon, just a stone's throw from the treasures of the Aveyron and the enchanting landscapes that surround this region.

A few words about the region: Situated in the heart of the Occitanie region, Aveyron is a land of contrasts and riches. Here, the varied landscapes alternate between lush green valleys, majestic plateaux like Aubrac, and villages steeped in history. Far from the hustle and bustle of the big cities, Aveyron offers a peaceful environment where nature and tradition go hand in hand.

The village of Espalion is one of the...

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