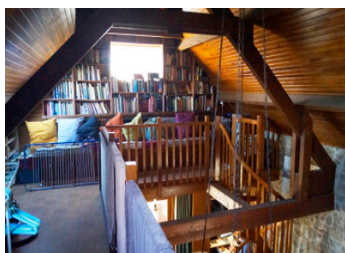


Large traditional family home with two adjacent dwellings and separate garage cum workshop. Super views



INFORMATION

Town:	Morlhon-le-Haut
Department:	Aveyron
Bed:	4
Bath:	4
Floor:	463 m2
Plot Size:	6314 m2



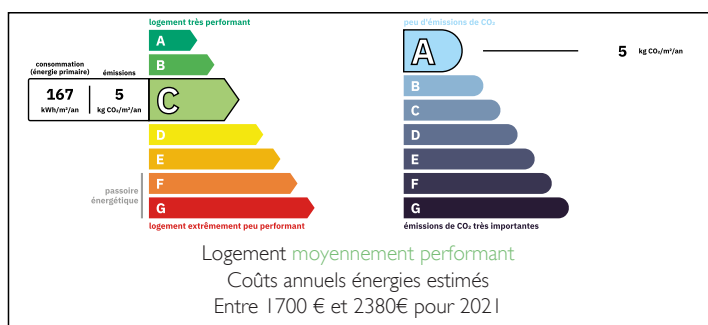
IN BRIEF

There has been a significant price reduction as refurbishment is now required following a fire.

This is an extensive property consisting of a main house converted from the original barn. This includes the first floor open plan living/ kitchen space with an extensive gallery above, which can be accessed by a spiral staircase. there are two bedrooms with ensuite facilities on the ground floor together with a kitchen utility room. A third bedroom and bathroom is located on the second floor. There is a lift to all three floors. There are two dwellings attached to the main house. The first is a one bedroom gite.. The second needs to be developed but is sufficiently sized to accommodate a family for holidays or long term lets.

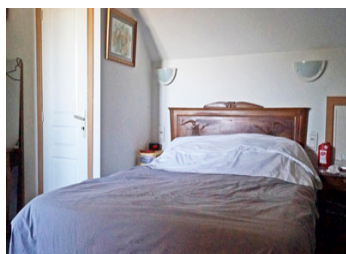
There is a separate building which is arranged as a double...

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.



NOTES

DESCRIPTION

The house is approached by a gravel driveway through the large gardens.

The main entrance of the house is at first floor level and is accessed by a wide wheelchair ramp to a glass double door and lobby, which is protected by a double shutter.

This leads to an open plan lounge, dining and kitchen area (76m²). There is a 26 kilowatt wood burning stove in here which provides hot water and central heating to the whole house. There is a gallery above which can be accessed by a timber spiral staircase. At the far end of this room, adjacent to the kitchen area there is a door through to the stair lobby where a disabled toilet can be found together with the main staircase to the ground and second floors. In the past few years a lift has also been installed at this end of the building.

The ground floor level could operate as a self contained apartment. It comprises the following rooms:

Bedroom 1 (11.5 m²) with ensuite bathroom (3.5m²)

Bedroom 2 (12m²) with ensuite bathroom (4m²)

Both bedrooms have doors to the open air Kitchen/Utility room (8m²)

Small open plan lounge/dining area (5m²)

There is another door to the outside from the lounge dining area.

On the second floor level Bedroom number three (13.5m²) can be found. There is also a separate toilet and separate shower and bathroom. Another door leads from the bedroom to the gallery at the far end of which is the spiral staircase..

There...