LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42751DJE12 Price: 240 000 EUR

agency fees to be paid by the seller

A beautiful two bedroom cottage in a quiet village near villefranche de Rouergue

EXCLUSIVE















INFORMATION

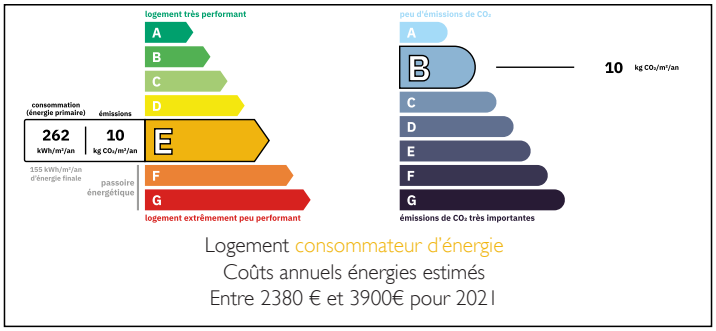
Town:	Toulonjac
Department:	Aveyron
Bed:	2
Bath:	2
Floor:	103 m2
Plot Size:	1365 m2

IN BRIEF

This is a lovely traditional house probably built in the nineteenth century, but fully modernised. The main property comprises a large salon, kitchen and two bedrooms, both with ensuite facilities. The property also benefits from a swimming pool. There are two out buildings, one of which has been developed into a summer kitchen. The second building has yet to be developed but would be suitable for storage.

The principal source of heating is by electric radiators with a stone core for economic use. These are designed to switch off automatically when windows are open

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2380 € et 3900€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**609 EUR**

NOTES

DESCRIPTION

Access to the house is via a short driveway from a quiet road.

The front door at the ground floor leads into the kitchen (23.8m2) The floor is of stone and there is a storage cupboard to one side together with a toilet. There is one radiator in this room. To the left of the kitchen there is an access to the sitting room (33 m2). This also has a stone floor. There are two radiators in here and an ornate fire place which is fitted with a decorative wood burning stove. There is a door to the outside space, but this is currently not in use.

A wooden staircase leads from the salon to the first floor where there are two bedrooms of 19 and 20 m2 respectively. Both of these are complete with ensuite facilities. The floors of the bedrooms are wooden.

Outside, to the right of the kitchen, there is a doorway to a room which is currently used as a laundry (18m2). This also has a toilet which would normally be used by people at the swimming pool or perhaps a gardener. A wooden stair leads to an upper floor to a room (18m2) currently used as a relaxing room for pool users. A double door leads from this room to the pool enclosure. At one end of this enclosure a flight of steps leads into the garden.

At ground level next to the laundry room, there is another door that leads to...