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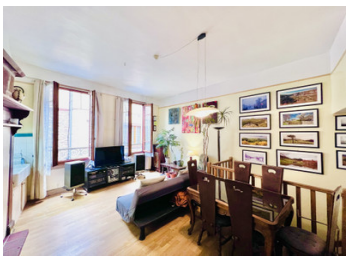
Ref: A43386SUR12 Price: 149 000 EUR

agency fees to be paid by the seller

Medieval village house in Entraygues-sur-Truyère

EXCLUSIVE















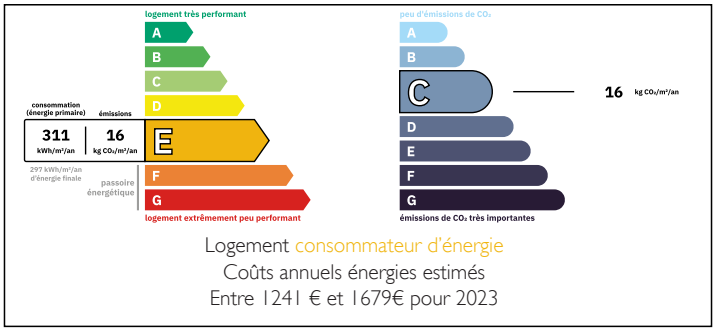
INFORMATION

Town:	Entraygues-sur-Truyère
Department:	Aveyron
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	112 m2

IN BRIEF

Charming 3-bedroom village house for sale in Entraygues-sur-Truyère, Aveyron – located at the confluence of the Lot and Truyère rivers

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1241 € et 1679€ pour 2023

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

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LOCAL TAXES

Taxe foncière: **716 EUR**

NOTES

DESCRIPTION

Charming and well-maintained 3-bedroom mid-terrace village house located in the medieval riverside village of Entraygues-sur-Truyère, beautifully situated at the confluence of the Lot River and Truyère River in the unspoilt valleys of Aveyron, in the Occitanie region of south-west France.

Tucked away along a peaceful village street just minutes from the riverbanks and lively village square, the property enjoys immediate access to cafés, terraces, the popular summer market and all everyday amenities within walking distance. Life in Entraygues-sur-Truyère revolves around the rivers, cafés and village markets, offering a relaxed pace of life in one of the most picturesque corners of North Aveyron.

Within a short walk are all essential amenities including bakeries, butcher, supermarket, post office, bank, doctor, public transport and even a cinema, making this an ideal location for either a permanent residence or an easy lock-up-and-leave holiday home in rural France.

The ground floor of the house features a single garage with a workshop area at the rear, ideal for additional storage or use as a practical utility space. A second entrance at the back of the property leads to a gated outdoor area which could serve as a secure parking space or be transformed into a shaded courtyard garden for the warmer months. Entering through the front door, stairs lead to the first floor which offers an open-plan kitchen and living area, a double bedroom and a recently installed shower room with WC. The second floor opens onto a generous landing space that could...