LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45455PMS12 Price: 316 000 EUR

agency fees to be paid by the seller

Traditional Farmstead Offering 1,220 m of Buildings with Photovoltaic Solar Panels















INFORMATION

Town:	Rivière-sur-Tarn
Department:	Aveyron
Bed:	5
Bath:	0
Floor:	1220 m2
Plot Size:	9637 m2

IN BRIEF

Former Farmhouse Estate with Exceptional Potential

Set on approximately 9,637 m² of land, this former farmhouse estate includes five weatherproof buildings totaling more than 1,220 m² of covered space. The main farmhouse offers 220 m² of living area over two floors, plus an additional attic level. A new roof fitted with 9 kW solar panels generates over €3,000 in annual income.

The property also features several barns, cowsheds, a large double hangar, and a workshop with a traditional bread oven. Located in a peaceful hamlet in the Grands Causses region, this character-filled estate offers outstanding opportunities for a family home, agricultural enterprise, tourism project, gîtes, storage, or artisanal activities. An authentic property with remarkable development potential.

ENERGY - DPE

DPE not required.

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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NOTES

DESCRIPTION

Discover this former farmhouse estate with exceptional renovation and development potential, set on approximately 9,637 m² (2.38 acres) of land.

The property comprises five weatherproof buildings offering more than 1,220 m² (13,130 sq ft) of covered space:

A farmhouse residence featuring two levels of 110 m² (1,184 sq ft) each, plus an additional open-plan attic level beneath the roof structure. The roof is brand new and equipped with 9 kW photovoltaic solar panels, generating over €3,000 in annual income through an EDF feed-in contract.
An adjoining cowshed and barn attached to the farmhouse.
A large double hangar/barn offering extensive storage or conversion possibilities.
A traditional stone building comprising two cowsheds and a barn.
A workshop with a traditional bread oven.

The property retains all the charm of a traditional rural estate, with generous volumes, beautiful stone buildings, and a peaceful setting in the heart of a hamlet.

This rare opportunity is suitable for a wide range of projects, including:

A family residence
Agricultural activities
Holiday cottages (gîtes)
Tourism or hospitality ventures
Storage facilities
Craft or artisanal businesses

An authentic character property with outstanding potential, located in the privileged natural setting of the Grands Causses region.

Information about risks to which this property is exposed is available on the Géorisques website :