LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45886MAL12 Price: 399 000 EUR

agency fees to be paid by the seller

Superb renovated barn (2 living rooms, 5 bedr, 4 shower r, games r), swimming pool, nice land with open views

EXCLUSIVE







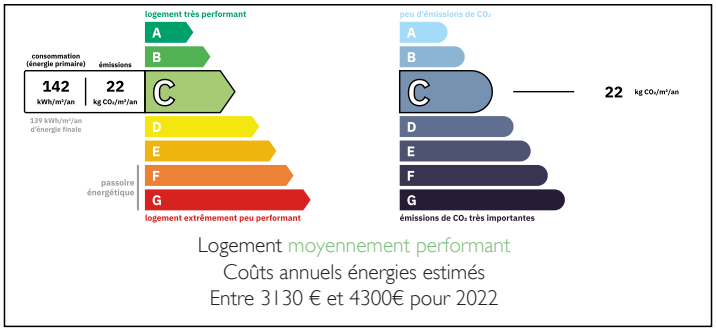








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3130 € et 4300€ pour 2022

INFORMATION

Town:	Pradinas
Department:	Aveyron
Bed:	5
Bath:	4
Floor:	290 m2
Plot Size:	2611 m2

IN BRIEF

Magnificent renovated barn set on a beautiful plot featuring a swimming pool and countryside views, with no immediate neighbors.

This character-filled family home elegantly blends historic charm with modern comforts: beams, wood flooring, travertine tiling...

We enter in a very nice living area (55 m²) comprising a lounge/dining room/ well-equipped open-plan kitchen. Also on this level are a spacious bedroom (25 m²) with en-suite bathroom, laundry room and toilet.

Upstairs, a magnificent "cathedral-style" living room (56 m²) serves as the home's centerpiece, bathed in light and featuring a ceiling height of 5.30 m. This floor also includes 2 charming bedrooms (20 m² and 23 m²), a bathroom, a shower room, an office area, and a terrace.

The 2nd floor houses a pleasant games room (32 m²), 2 additional bedrooms (12 m² each), and a shower room.

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.
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DESCRIPTION

12 x 6 m swimming pool.
Solar panels for heating the pool, installed on an outbuilding that can serve as a carport or summer lounge.
Pool equipment room (15.7 m²) located beneath the terrace.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

LOCAL TAXES

Taxe foncière:	**1537 EUR**

NOTES

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