LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46329MAL12 Price: 239 400 EUR

agency fees to be paid by the seller

Charming renovated farm: 1-2 bedroom house, barn, shed, beautiful flat land with a well, no close neighbors







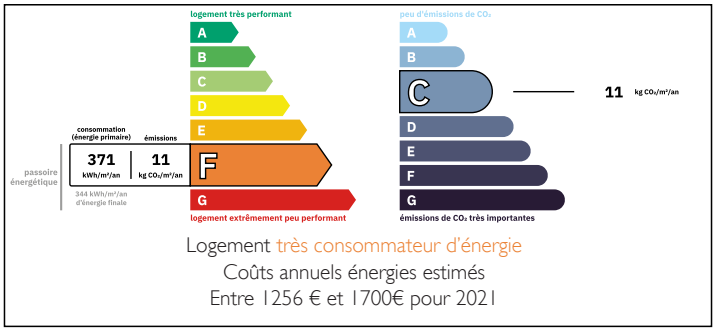








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1256 € et 1700€ pour 2021

INFORMATION

Town:	Lanuéjouls
Department:	Aveyron
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	4981 m2

IN BRIEF

Charming recently renovated farm including a house of about 103 m², barn, shed/shelter, chicken coop, bread oven, on a beautiful flat and enclosed plot with a well, totaling 4,981 m².

Ideal location if you're looking for peace and quiet (no close neighbors), in the countryside, without being isolated.

Lovely stone house from 1898: on the ground floor, entrance into a spacious living area (29.6 m²) with a wood stove and semi-open kitchen. Laundry room and toilet.

Upstairs, a nice lounge (29m²) –which could become a bedroom– and a large bathroom with bathtub, shower, and big closet (13 m²).

On the 2nd floor beautiful bedroom of 29 m².

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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DESCRIPTION

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

NOTES