

Character Stone Cottage with Land, Pool & Barn in the Aveyron Countryside

EXCLUSIVE



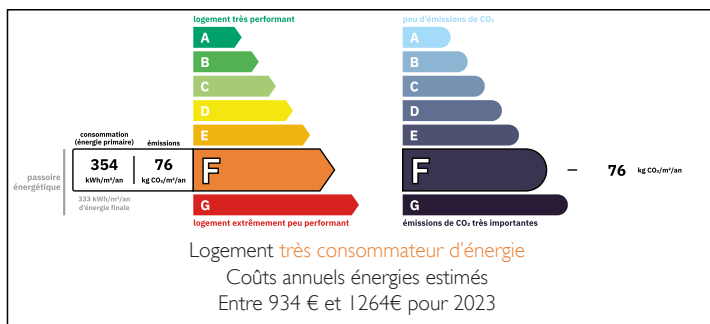
INFORMATION

Town:	Espeyrac
Department:	Aveyron
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	16842 m2

IN BRIEF

Set in a peaceful hamlet in the Aveyron countryside, this charming stone cottage offers an authentic French rural lifestyle with over 1.5 hectares of land, a swimming pool, substantial stone barn and spectacular far-reaching views. Fully modernised while retaining its traditional character, the property offers three double bedrooms, an open-plan kitchen and dining room, a separate lounge with wood-burning stove and a spacious sun terrace overlooking the garden, pool and countryside. The 80m² stone barn offers excellent versatility and potential for equestrian use, while additional basement space could, subject to planning, provide a fourth bedroom or flexible living space. Close to Entraygues-sur-Truyère and the Saint-Jacques-de-Compostelle route, this is an appealing family home, second home or countryside retreat.

ENERGY - DPE



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.



NOTES

DESCRIPTION

Character Stone Cottage with Land, Swimming Pool and Barn in the Aveyron Countryside

Set in a peaceful hamlet surrounded by the beautiful countryside of Aveyron, this charming stone cottage offers an opportunity to embrace the French rural lifestyle, with over 1.5 hectares of land, a swimming pool, a traditional stone barn and spectacular far-reaching countryside views.

Fully modernised while retaining the character and atmosphere of a traditional French country home, the property is ready to enjoy as a family home, second home, holiday property or countryside retreat.

This is a property for those looking beyond a conventional holiday home and seeking a genuine taste of rural France: a character stone cottage, generous land, swimming pool, substantial stone barn and far-reaching countryside views, with the house already modernised and ready to enjoy.

The accommodation is arranged over three levels and includes three double bedrooms, an attractive open-plan kitchen and dining room, and a separate lounge. There is an en-suite shower room to one bedroom, a further shower room on the main living level, and a family bathroom upstairs with both a bath and separate shower, together with a separate WC.

The separate lounge provides a particularly inviting space, with a wood-burning stove and glazed double doors opening onto a spacious sun terrace. From here, you can look across the garden, swimming pool and adjoining land towards the surrounding countryside. It is an ideal place to enjoy a morning coffee, a long summer lunch or an evening drink while watching the...