

Three bedroom detached character house with barn, garden and swimming pool.

## EXCLUSIVE



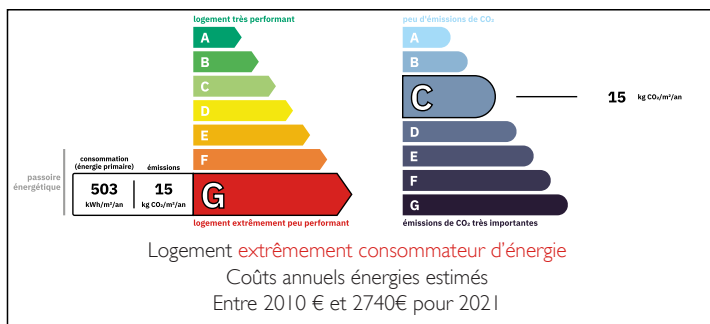
## INFORMATION

Town:	Le Bas Ségala
Department:	Aveyron
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	722 m2

## IN BRIEF

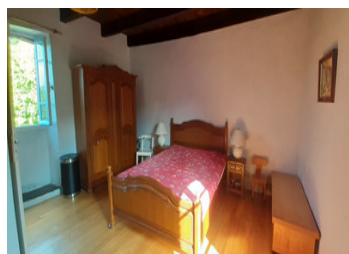
Detached stone character property located in a small Hamlet near to La Bastide de L'Eveque .This beautiful property has two reception rooms with two bathrooms , three good sized bedrooms , a two storey barn, garage good sized gardens and a salt water swimming pool .

## 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.



## LOCAL TAXES

**Taxe foncière: 432 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Property is located on a little private road with gates leading to front drive way and access to garage and a two storey barn.

Access to the ground floor into kitchen / diner ( 5.38 x 9.1 ) with cupboards , cooker and fridge tiled flooring .

Opening from kitchen / diner onto ground floor lounge ( 4.57 x 6.1 ) wood to floor window to front and large doors opening on to garden patio area .

Stairs from kitchen leading to further first floor lounge ( 4.87 x 4.9 ) with attractive exposed beams with wood burner and further door and steps leading on to front garden .

Two steps leading from Lounge onto first bedroom ( 4.75 x 4.9 ) with door onto personal bathroom with shower .

Stairs leading to bedroom three ( 4.5 x 4.9 ) with walk in cupboard space and attractive exposed beams .

Door leading to further bathroom .

Three steps up leading to bedroom two ( 4.8 x 4.9 ) with exposed attractive beams .

The good sized garden with its beautiful views has a French bowls area and a good sized salt water swimming pool.

This delightful property provides a good sized family or holiday home located near to the historic towns of Rieuproux and Villefrance set in the commune of Le Bas De Segala and just 45 minutes to Rodez Airport .

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