

Farm to renovate: beautiful typical house with 2 barns, land of 2128 m



## INFORMATION

Town:	Lanuéjols
Department:	Aveyron
Bed:	2
Bath:	1
Floor:	107 m <sup>2</sup>
Plot Size:	2128 m <sup>2</sup>

## IN BRIEF

Beautiful traditional farmhouse in need of restoration comprising a house of approx. 107 m<sup>2</sup>, 2 barns and 1 hangar on flat, enclosed land of 2128 m<sup>2</sup>.

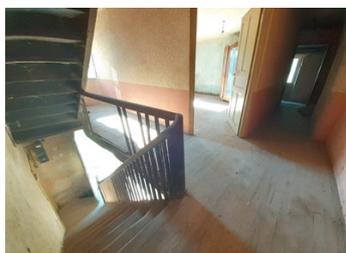
The roof of the house was completely redone in 2022 and the aluminium double-glazed windows were also installed in 2022. The roof of a barn is also brand new.

Superb house comprising, on the ground floor, an 18 m<sup>2</sup> lounge and a 26 m<sup>2</sup> kitchen/dining room. First floor: 2 bedrooms of 20 and 16 m<sup>2</sup> and a 7 m<sup>2</sup> room for a shower room.

There is potential to extend by converting the attic space, which has a floor area of 52 m<sup>2</sup>.

A number of outbuildings provide scope for different types of project:

- a 2-storey barn of approx. 190 m<sup>2</sup>,
- a 2nd barn of 83 m<sup>2</sup> on 2 levels,



## 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.



## DESCRIPTION

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- a 2-storey barn of approx. 190 m<sup>2</sup>,
- a 2nd barn of 83 m<sup>2</sup> on 2 levels,
- and a large shed to the rear of the buildings.

Quiet, unoverlooked setting. Close to the main shops and services (near Lanuéjols, Montbazens), just 20 km from Villefranche-de-Rouergue and 45 km from Rodez.

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

## LOCAL TAXES

Taxe foncière: **808 EUR**

Taxe habitation: **EUR**

## NOTES