

“UNDER OFFER” An outstanding opportunity to buy a gorgeous house with fantastic views



INFORMATION

Town:	La Fouillade
Department:	Aveyron
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	8783 m2



IN BRIEF

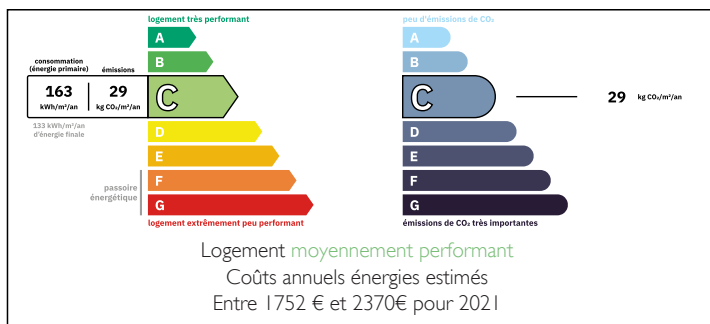
“UNDER OFFER” The house is well named La Serenite as it is really secluded with beautiful views across the valley to the hills beyond.

It comprises a 19th century farmhouse which was fully restored and extended around 2016. Accommodation includes four bedrooms, two of which have ensuite facilities, a state of the art kitchen and a large lounge. The property includes a garage cum workshop and has a variety of heating systems including reversible air conditioning, underfloor heating in master bedroom, oil fired central heating and some electrical radiators. There is also a wood burning stove in the living room.

Outside, there is also a swimming pool. and extensive grounds reaching down into the valley below

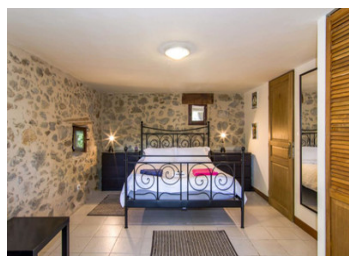
The house has been used as a very successful holiday let over the past few years, however the owners regularly use it themselves

ENERGY - DPE



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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

The driveway sweeps down the hill and round into a large parking area at the front of the house. A garage for one car is incorporated into the house. The house is Quercy style, so a flight of stone steps leads to the front door.

The door opens on to a good sized hallway. To the left a door leads to the kitchen (29 m²). This is fully fitted with wall and floor units, The floor is tiled. There is also a built in cupboard which is used for storage and service entry..

To the right of the hall a door leads to the living room (40.6m²) This spectacular room has a tiled floor and central heating radiators and traditional stone walls. There is a log burning stove at one end. A door leads outside to a balcony and a raised terrace with beautiful views over the countryside, a great spot for breakfast or sundowners!

A staircase leads from this room to the lower ground floor where bedroom 3 (17,5 m²) and bedroom 4 (8.3 m²) can be found together with a bathroom (4.6 m²).

A second staircase leads to the first floor where the master bedroom (24.8m² ,13.3 m² habitable) and bedroom 2 (26.9 m² 16.5 m² habitable) the master bedroom has a unique feature, a glass wall ensuite shower and toilet toilet, together with a bath which is located in the bedroom itself. This bedroom also has underfloor heating and a wood effect tiled...

LOCAL TAXES

Taxe foncière: 1228 EUR

Taxe habitation: EUR

NOTES