

Large traditional family home with two adjacent dwellings and separate garage cum workshop. Super views



## INFORMATION

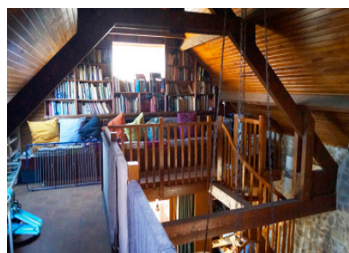
Town:	Morlhon-le-Haut
Department:	Aveyron
Bed:	4
Bath:	4
Floor:	463 m2
Plot Size:	6314 m2

## IN BRIEF

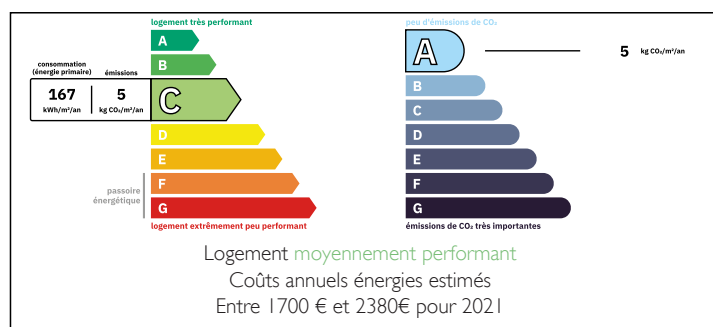
This house offers an excellent opportunity for a lifestyle change.

It could be a large family home with gites, or chambres d'hotels, It could equally be a more comprehensive holiday destination.

This is an extensive property consisting of a main house converted from the original barn. This includes the first floor open plan living/ kitchen space with an extensive gallery above, which can be accessed by a spiral staircase. there are two bedrooms with ensuite facilities on the ground floor together with a kitchen utility room. A third bedroom and bathroom is located on the second floor. There is a lift to all three floors. There are two dwellings attached to the main house. The first is a one bedroom gite.. The second needs to be developed but is sufficiently sized to accommodate a family...

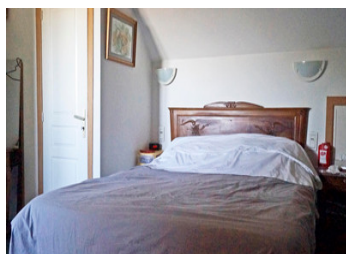


## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The house is approached by a gravel driveway through the large gardens.

The main entrance of the house is at first floor level and is accessed by a wide wheelchair ramp to a glass double door and lobby, which is protected by a double shutter.

This leads to an open plan lounge, dining and kitchen area (76m<sup>2</sup>). There is a 26 kilowatt wood burning stove in here which provides hot water and central heating to the whole house. There is a gallery above which can be accessed by a timber spiral staircase. At the far end of this room, adjacent to the kitchen area there is a door through to the stair lobby where a disabled toilet can be found together with the main staircase to the ground and second floors. In the past few years a lift has also been installed at this end of the building.

The ground floor level could operate as a self contained apartment. It comprises the following rooms:

Bedroom 1 (11.5 m<sup>2</sup>) with ensuite bathroom (3.5m<sup>2</sup>)

Bedroom 2 (12m<sup>2</sup>) with ensuite bathroom (4m<sup>2</sup>)

Both bedrooms have doors to the open air

Kitchen/Utility room (8m<sup>2</sup>)

Small open plan lounge/dining area (5m<sup>2</sup>)

There is another door to the outside from the lounge dining area.

On the second floor level Bedroom number three (13.5m<sup>2</sup>) can be found. There is also a separate toilet and separate shower and bathroom. Another door leads from the bedroom to the gallery at the far end of which is the spiral staircase..

There...