

Beautiful big farm: manor house 306 m , charming house 91 m , big barns and sheds on over 1 ha of land !



## INFORMATION

Town:	La Bastide-l'Évêque
Department:	Aveyron
Bed:	10
Bath:	3
Floor:	397 m <sup>2</sup>
Plot Size:	10876 m <sup>2</sup>



## IN BRIEF

Beautiful traditional property comprising a superb mansion house of approx. 306 m<sup>2</sup> comprising an habitable part, an older part, another house to renovate (91 m<sup>2</sup>) and many outbuildings (862 m<sup>2</sup>) on over 1 ha of land.



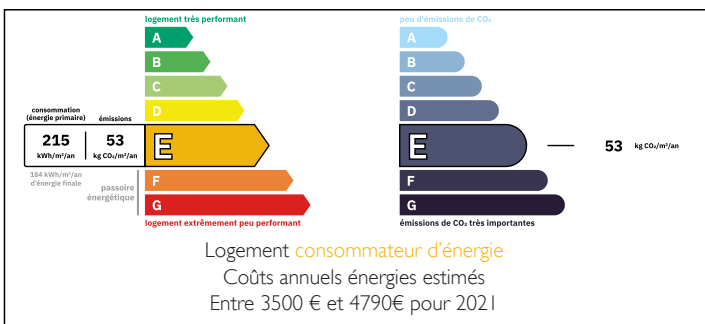
The renovated part (140 m<sup>2</sup>) comprises, on 3 levels: kitchen (20 m<sup>2</sup>), lounge (20 m<sup>2</sup>), shower room and toilet on the ground floor, 4 bedrooms (2 of 14 m<sup>2</sup> and 2 of almost 20 m<sup>2</sup>) and a 2nd shower room with toilet.

Double glazing throughout.



The non-renovated part (166 m<sup>2</sup>) comprises spacious rooms with high ceilings: kitchen with fireplace and souillarde (47 m<sup>2</sup>), lounge (36 m<sup>2</sup>), 2 bedrooms (31 and 47 m<sup>2</sup>), attic and dovecote for conversion (89 m<sup>2</sup> floor surface area).

## ENERGY - DPE



The other house (91 m<sup>2</sup>) includes kitchen, living

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



## LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

## NOTES