

Former farm: manor house (306 m), barns (469 m), sheds (276 m) on 7724 m of land



INFORMATION

Town:	Villefranche-de-Rouergue
Department:	Aveyron
Bed:	6
Bath:	2
Floor:	306 m ²
Plot Size:	7724 m ²



IN BRIEF

Property comprising a superb mansion house of approx. 306 m² comprising a recently renovated living area and an older part, 2 barns and 2 sheds on 7724 m² of land.



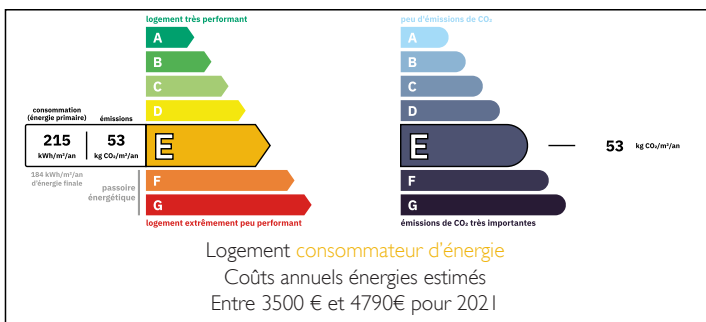
The renovated part (140 m²) comprises, on 3 levels: kitchen (20 m²), lounge (20 m²), shower room and toilet on the ground floor, 4 bedrooms (2 of 14 m² and 2 of almost 20 m²) and a 2nd shower room with toilet.

Double glazing throughout.



The non-renovated part (166 m²) comprises spacious rooms with high ceilings: kitchen with fireplace and souillarde (47 m²), lounge (36 m²), 2 bedrooms (31 and 47 m²), attic and dovecote for conversion (89 m² floor surface area).

ENERGY - DPE



This former farmhouse also includes 2 large barns on 2 levels each totalling 469 m² and 2 sheds totalling

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: 727 EUR

Taxe habitation: EUR

NOTES