

Charming 14th c. manor house (4 bedrooms, 3 bathrooms), convertible tower, swimming pool, 1 ha, superb views !



INFORMATION

Town:	Rignac
Department:	Aveyron
Bed:	4
Bath:	3
Floor:	200 m ²
Plot Size:	9783 m ²

IN BRIEF

Character property dating from the 14th century, steeped in history and authenticity, with exceptional views over green wooded hills. Property set in 1 ha, with swimming pool and well, in a peaceful, secluded hamlet.

Numerous original features bear witness to the property's medieval past: stone floors, spiral staircase, imposing wooden doors, fireplaces, etc.

Ground floor: superb dining room with souillarde and sitting room (60 m²), kitchen, beautiful bedroom with bathroom and toilet (30 m²)

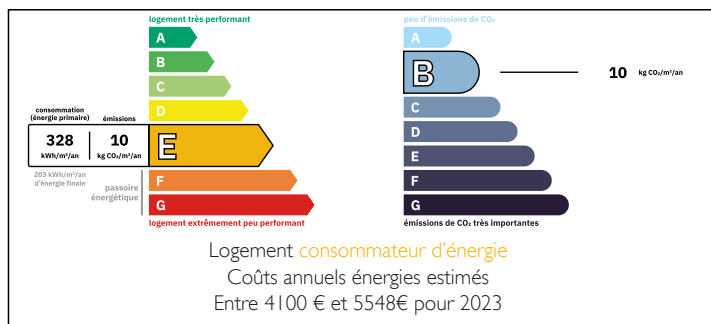
1st FLOOR: 3 bedrooms (24, 14, 10 m²), 2 bathrooms with toilet, sitting room and chapel.

To get away from it all and contemplate the view, climb up to the turret.

Convertible attic (68 m² floor area)

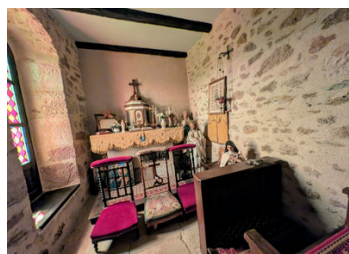
Remarkable views, particularly from a very pleasant shaded terrace.

ENERGY - DPE



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

Step into a captivating piece of history with this enchanting 14th-century character property, nestled amidst lush, green wooded hills and offering breathtaking views. Set on approximately 1 hectare (2.47 acres) of serene land, this gem features a refreshing swimming pool and a charming well, all within a peaceful and secluded hamlet.

As you explore this remarkable home, you'll discover numerous original features that echo its medieval past—stone floors that tell stories, a graceful spiral staircase, grand wooden doors, and inviting fireplaces that create a warm ambiance.

Ground Floor: Experience the elegance of the superb dining room with a souillarde, alongside a spacious sitting room (60 m²). The well-appointed kitchen and a beautiful bedroom with an en-suite bathroom and toilet (30 m²) complete this level.

First Floor: Ascend to find three inviting bedrooms (24, 14, and 10 m²), two bathrooms with toilets, a cozy sitting room, and even a chapel for moments of reflection. For those seeking solitude and stunning vistas, a climb up to the turret offers a perfect escape.

The convertible attic (68 m²) presents endless possibilities for customization, allowing you to create your dream space.

Enjoy remarkable views from the delightful shaded terrace, ideal for relaxation and entertaining.

The Tower, complete with a sundial and spanning three levels (70 m²), offers the potential to be transformed into a charming gîte or guest house. Additionally, the functional and spacious Fournil is perfect for hosting gatherings, while a convenient shed/garage (24 m²) adds to the property's practicality.

Embrace the charm and...

LOCAL TAXES

Taxe foncière: 1077 EUR

Taxe habitation: EUR

NOTES