

A beautiful two bedroom cottage in a quiet village near villefranche de Rouergue



EXCLUSIVE



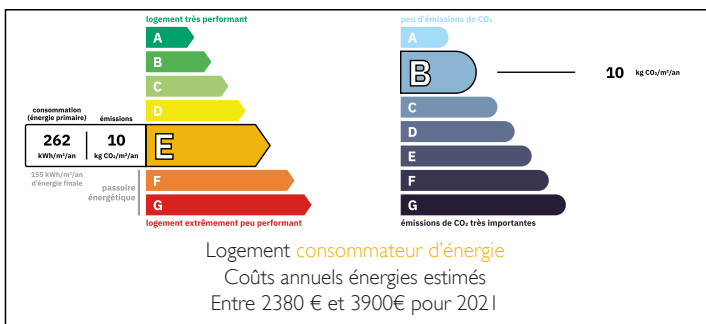
INFORMATION

Town:	Toulonjac
Department:	Aveyron
Bed:	2
Bath:	2
Floor:	103 m2
Plot Size:	1365 m2

IN BRIEF

This is a lovely traditional house probably built in the nineteenth century, but fully modernised. The main property comprises a large salon, kitchen and two bedrooms, both with ensuite facilities. The property also benefits from a swimming pool. There are two out buildings, one of which has been developed into a summer kitchen. The second building has yet to be developed but would be suitable for storage. The principal source of heating is by electric radiators with a stone core for economic use. These are designed to switch off automatically when windows are open

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

Access to the house is via a short driveway from a quiet road.

The front door at the ground floor leads into the kitchen (23.8m²) The floor is of stone and there is a storage cupboard to one side together with a toilet. There is one radiator in this room. To the left of the kitchen there is an access to the sitting room (33 m²). This also has a stone floor. There are two radiators in here and an ornate fire place which is fitted with a decorative wood burning stove. There is a door to the outside space, but this is currently not in use.

A wooden staircase leads from the salon to the first floor where there are two bedrooms of 19 and 20 m² respectively. Both of these are complete with ensuite facilities. The floors of the bedrooms are wooden.

Outside, to the right of the kitchen, there is a doorway to a room which is currently used as a laundry (18m²). This also has a toilet which would normally be used by people at the swimming pool or perhaps a gardener. A wooden stair leads to an upper floor to a room (18m²) currently used as a relaxing room for pool users. A double door leads from this room to the pool enclosure. At one end of this enclosure a flight of steps leads into the garden. At ground level next to the laundry room, there is another door that leads to...

LOCAL TAXES

Taxe foncière: 609 EUR

Taxe habitation: EUR

NOTES