

Exceptional Private Hamlet with Three Houses, Lake, Pool and Tennis Court in Aveyron

EXCLUSIVE



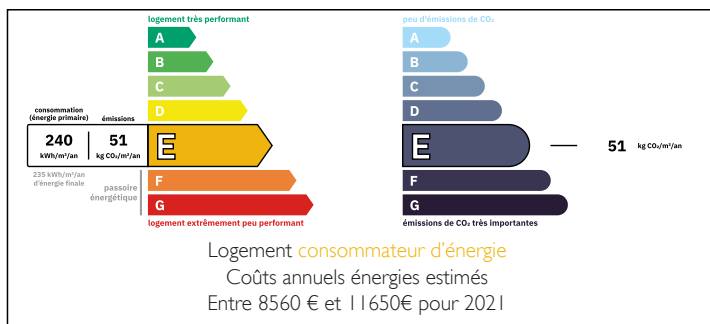
INFORMATION

Town:	Lescure-Jaoul
Department:	Aveyron
Bed:	10
Bath:	9
Floor:	690 m2
Plot Size:	68685 m2

IN BRIEF

A rare opportunity to acquire an exceptional private hamlet set within six hectares of glorious Aveyron countryside. This remarkable estate comprises three beautifully presented stone houses, a self-contained studio and a superb 190 m² entertaining annexe. Offering nine bedrooms plus the studio, it is ideal for extended family, guests or a hospitality project. Magnificent views, mature grounds, a private lake, tennis court, distinctive swimming pool and atmospheric courtyards create an extraordinary country retreat combining authentic character, privacy and outstanding lifestyle amenities.

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.



LOCAL TAXES

Taxe foncière: 4481 EUR

Taxe habitation: 2636 EUR

NOTES

DESCRIPTION

Set amid six hectares of rolling countryside, this exceptional private hamlet offers an increasingly rare combination of character, privacy and versatility. Three traditional stone houses and a substantial entertaining annexe are arranged around attractive cobbled courtyards, with lauze-style roofs, green timber shutters, mature planting and far-reaching views creating an enchanting sense of place.

THE MAIN HOUSE

The principal residence is a beautifully presented three-bedroom stone house offering approximately 240 m² of habitable accommodation, where original features blend comfortably with modern improvements.

On the ground floor:

A generous kitchen (25 m²) includes extensive cabinetry, a substantial range cooker and a large central island with breakfast-bar seating, complemented by a separate utility and preparation room (16 m²). The welcoming lounge and dining area (35 m²) retains painted ceiling beams, timber flooring and a handsome stone fireplace with wood-burning stove. Double doors open onto a covered terrace (35 m²), creating an inviting outdoor living and dining space overlooking the lake and magnificent countryside.

A self-contained studio (29 m²), comprising a small kitchen and shower room, can be accessed independently through the glazed garden room from either the courtyard or garden, as well as internally from the main house utility room. The glazed garden room (31 m²) offers an additional place to relax and enjoy views of the grounds.

First floor:

A staircase from the kitchen leads to three bright and well-proportioned bedrooms. The principal bedroom (39 m²) features broad timber floors, exposed beams and a large arched window framing the countryside. Its stylish bathroom...