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## What a view from these two houses

Rieupeyroux , Aveyron , Occitanie



**€339,500**

inc. of agency fees

8 Beds    5 Baths    240 sqm    1.2 ha

Two stone-built houses set in 1.2 ha of woodland with stunning views over the Aveyron Valley.

### At a Glance

|                  |             |                |                          |                  |          |
|------------------|-------------|----------------|--------------------------|------------------|----------|
| <b>Reference</b> | MFH-RHGS612 | <b>Near to</b> | Villefranche-de-Rouergue | <b>Price</b>     | €339,500 |
| <b>Bed</b>       | 8           | <b>Bath</b>    | 5                        | <b>Hab.Space</b> | 240 sqm  |
| <b>Land</b>      | 1.2 ha      | <b>Pool</b>    | No                       | <b>Land Tax</b>  | N/A      |

### Property Description

These two attached stone-built houses (194 sq.m and 93 sq.m) are located on the edge of a small hamlet and offer stunning views towards the northwest over the Aveyron Valley. This property is ideal for two-family occupation or for using one house as a gîte in addition to the main house. The larger house, which is semi-detached, offers about 180 sqm of habitable space. It has been completely renovated from a barn, creating light and airy accommodation with a large living room, open plan kitchen, bathroom on the ground floor, 4

bedrooms (2 ensuite), and a fine atrium area.

The second cottage, attached to another neighbor, has a more rustic feel with large beams and a large open plan living/dining and kitchen area, a small conservatory, ensuite bedroom on the ground floor, and 3 further bedrooms and a bathroom on the first floor. Outside, there is a large hangar to the side. Each house has its own terrace area, and the land drops down to the woodland in the valley below, which extends to a total of 1.2ha.

## The Accommodation in the 1st House

The right-hand house has a tiled ground floor with a large salon (43 sq.m) featuring exposed beams, an 11kw woodburner, triple aspect windows, double doors leading to the rear terrace, a dining area to the side (9 sq.m), and a step up to the kitchen (17 sq.m) with fitted units, a Smeg range cooker, dishwasher, and sinks with a window overlooking the valley. There is also a utility room behind the kitchen (6.7 sq.m) with space for washer and dryers and units with a sink. From the salon, a step leads to the bathroom (3.6 sq.m) with a bath and shower over, WC, and basin.

The staircase, with a 100-liter hot water tank, leads up to the *first floor* with a fine atrium effect landing (29 sq.m) featuring some exposed stone walls and balustrading around the stairs, a door to the outside, and a separate WC with a basin. Bedroom 1 (21 sq.m) has an en suite shower room with WC and basin. Additionally, there are two further bedrooms; one of 14 sq.m and the other of 15 sq.m, a storage area to the side (10 sq.m), and two additional storage areas with reduced height. Stairs lead up to the mezzanine level with a 4th bedroom (15 sq.m) featuring dual aspect windows and a door to an en suite shower room (5 sq.m) with a basin and WC. A dressing room (9 sq.m) to the side has no external window.

## The Accommodation in the 2nd House

The house on the left features a spacious open plan area (38 sq.m) with a lounge, a wood-burner in a stone fireplace, a kitchen area with built-in units including a fridge, sink, gas hob, and electric oven. There is also a large cupboard to the side and a dining area with a door leading to the conservatory (8.6 sq.m) and out to the terrace.

From the lounge, there's a door leading to a lobby and bedroom 1 (9.8 sq.m) with external doors, a shower room, and a utility room (8 sq.m) with a shower, basin, and WC as well as a utility area with units, a dishwasher, and space for a washing machine. Stairs lead up to the *first floor* with a landing area (4.3 sq.m), a bathroom (4.2 sq.m) with a bath and shower over, a basin, and a separate WC. There are also three bedrooms measuring 13 sq.m, 11 sq.m, and a smaller room with bunk beds.

## Outside

To the side of the right hand house, there is a large hangar of about 151 sqm with a steel frame and stone walls to two sides and a further small extension. Direct access onto the commune road.

The gardens and land are laid out at the rear of the house with terraces to each house which take full advantage of those amazing views and then leads down to large lawned areas and then the fields and woodland down in the valley. The whole property extends to some 1,20 ha.

## **The Area and Access**

The well known village of Rieupeyroux with all its facilities is about an 8 minute drive away with Villefranche-de-Rouergue being under 30 minutes to the west and Rodez with its airport being just over 30 minutes away.

## Environment & Surroundings

|                  |   |
|------------------|---|
| Near to Shops?   | ✓ |
| Near to Schools? | ✓ |

## And Before You Ask

|                 |                            |
|-----------------|----------------------------|
| Exposure:       | North                      |
| Heating System: | Electric radiators         |
| Furnished:      | Yes                        |
| Drainage:       | Septic tank needs updating |
| Gas Supply:     | Gas bottles for cooking    |
| Property Tax:   | €1307.00                   |

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 8                 |
| Bathrooms      | 5                 |
| Price          | €339,500          |

## Key Information

|                                            |         |
|--------------------------------------------|---------|
| Year Built:                                | 1880    |
| Internal Area:                             | 240 sqm |
| Land Area:                                 | 1.2 ha  |
| Floor:                                     | 2       |
| How many Outbuildings:                     | 1       |
| Number of Fireplaces:                      | 3       |
| Property Features:                         |         |
| • Great views                              |         |
| • Potential to let one house out as a gite |         |
| • Stone built                              |         |
| • Renovated                                |         |
| Has an Office / Study?                     | Yes     |
| Has a Garden                               | Yes     |
| Has a Terrace?                             | Yes     |
| Has ADSL/Broadband?                        | Yes     |
| Has Satellite TV                           | Yes     |

**Location: Occitanie**



# Gallery











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