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## Family villa with swimming pool in a dominant position

Aveyron , Occitanie



# €365,000

inc. of agency fees

6 Beds   2 Baths   316 sqm   0.32 ha

Boasting a clear panorama and overlooking VILLEFRANCHE DE ROUERGUE, this villa has over 300 sqm of living space. Volume and brightness are the key words for writing the open living spaces. The living...

### At a Glance

<b>Reference</b>	MFH-EAT7839	<b>Near to</b>	Toulouse	<b>Price</b>	€365,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	316 sqm
<b>Land</b>	0.32 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Boasting a clear panorama and overlooking VILLEFRANCHE DE ROUERGUE, this villa has over 300 sqm of living space. Volume and brightness are the key words for writing the open living spaces. The living room benefits from a cathedral height that cannot leave anyone indifferent. The functional kitchen is built around its central island. It is completed by a storeroom. The ground floor has three bedrooms with generous

volumes, each with large closets. They share a bathroom with shower and bathtub. Upstairs, a beautiful open space of over 40 sqm overlooks the living rooms. The night space on this level is composed in the same way as the ground floor. Refreshment work is to be expected to create a uniformity of services. The full basement offers a comfortable parking area with motorized gates and storage spaces. An office with independent access has been fitted out, ideal for a liberal profession. More than 3000 sqm of land surround the house and give it complete independence. A pool house has been fitted out to comfortably enjoy the swimming pool. The fifth photo is a layout proposal to help with the projection (the living room) Cellar Reversible air conditioning and city gas heating Mains drainage Fiber Shops and services: 10 min walk Rodez: 1 hour Toulouse: 2 hours ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 1,870 euros and 2,600 euros Information on the risks to which this property is exposed is available on the Géorisques website:

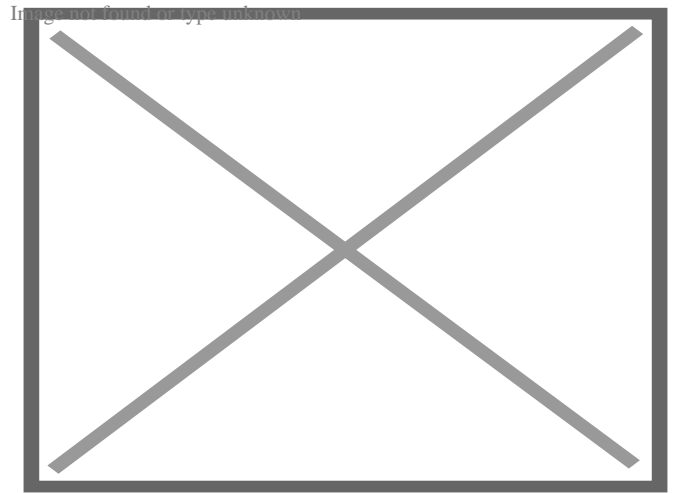
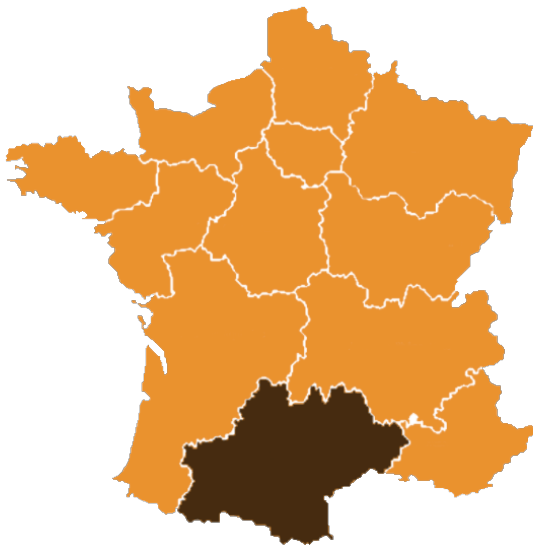
## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€365,000

## Key Information

Year Built:	1995
Internal Area:	316 sqm
Land Area:	0.32 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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