

[Click to view MFH-EAT7839](#)

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

Reference	MFH-EAT7839	Near to	Toulouse	Price	€365,000
Bed	6	Bath	2	Hab.Space	316 sqm
Land	0.32 ha	Pool	Yes	Land Tax	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:

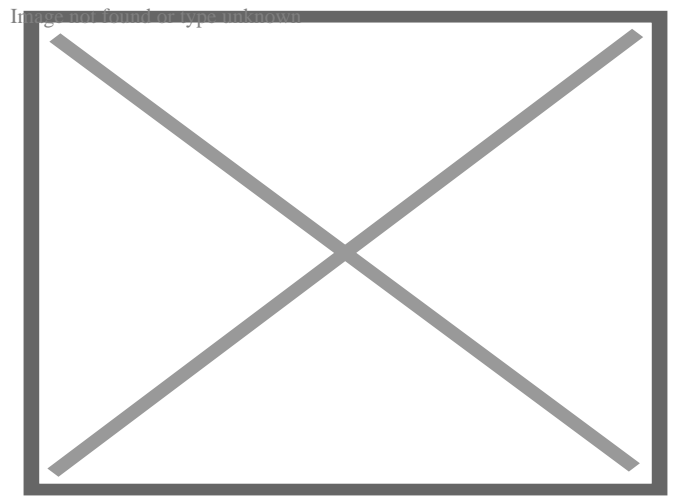
Summary

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

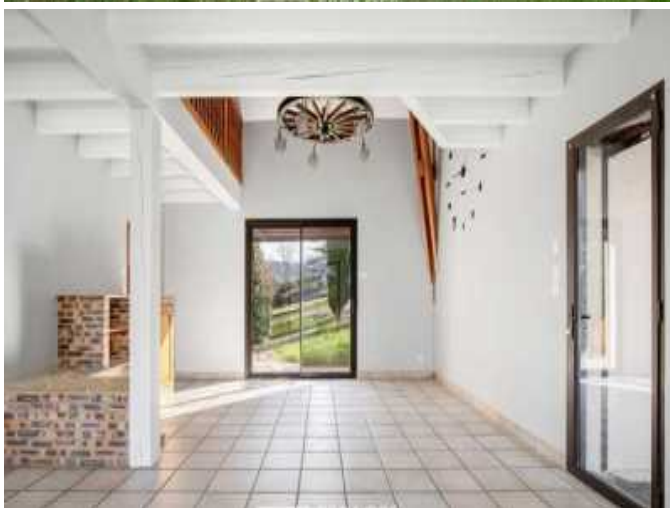
Key Information

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

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates