

[Click to view MFH-EAT7313](#)

Renovated estate with views of the Aveyron countryside

Aveyron , **Occitanie**



€590,000

inc. of agency fees

8 Beds 5 Baths 500 sqm 2.5 ha

In the Grands Causses park, 20 minutes from Saint-Affrique, this exceptional 19th century estate, once a sheepfold, has been tastefully renovated to offer a property complex of nearly 500sqm. The interior...

At a Glance

Reference MFH-EAT7313
Bed 8
Land 2.5 ha

Near to Toulouse
Bath 5
Pool Yes

Price €590,000
Hab.Space 500 sqm
Land Tax N/A

Property Description

In the Grands Causses park, 20 minutes from Saint-Affrique, this exceptional 19th century estate, once a sheepfold, has been tastefully renovated to offer a property complex of nearly 500sqm. The interior of the main house combines a clever blend of old-world charm and modernity with friendly living spaces, such as the living room which gives an unusual atmosphere. The mix of materials such as iron and wood with the

natural stone floor and walls adds an industrial touch. On the ground floor, there is also the kitchen with access to the terrace, the laundry room and a toilet. The first floor, also accessible from the outside, consists of a master suite with shower room and toilet, and three other bedrooms sharing a shower room and toilet. A relaxation area with sauna completes this level. On the second floor, there is a room of over 70sqm, partly in the attic. This is currently used as a yoga room and has underfloor heating. A 43sqm loft-style apartment is also on this level. The roof terrace with a view of the valley and its "catamaran net" type relaxation area creates a little corner of paradise. The first 73sqm cottage, on two levels, is made up of 3 bedrooms and a bathroom. Tastefully renovated, while retaining the character of the old with the stone walls. It has its own private outdoor space out of sight. The second 45sqm cottage, more intimate, is made up of a bedroom with an adjoining bathroom. It also has a private outdoor space. The building also has an outbuilding currently used as a storage space. The exterior is a true natural setting: the swimming pool in the extension of the sunny terrace offers an exceptional view of the green valleys. This haven of peace extends over a vast plot of land of more than 25,000sqm with a forest. The stream bordering the property adds a touch of serenity, offering a natural setting conducive to relaxation and meditation. This estate is a rare opportunity for those who dream of creating a space dedicated to well-being and reconnecting with nature, while enjoying an exceptional living environment. A real favorite for lovers of nature, calm, and authenticity. A peaceful life far from the hustle and bustle of big cities. Heating: - main house: wood stove, pellet stove, electric - gîtes: pellet stove and electric Sanitation: Collective, hamlet wastewater treatment plant Double glazing Amenities and school: 15min School bus in the hamlet Saint-Affrique: 20min Albi: 1h Mediterranean: 1h40 Montpellier TGV station: 1h45 ENERGY CLASS: E / CLIMATE CLASS: B Average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included): between 8270 euros and 11230 euros Information on the risks to which this property is exposed is available on the géorisques website:

Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€590,000

Key Information

Year Built:	1850
Internal Area:	500 sqm
Land Area:	2.5 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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved