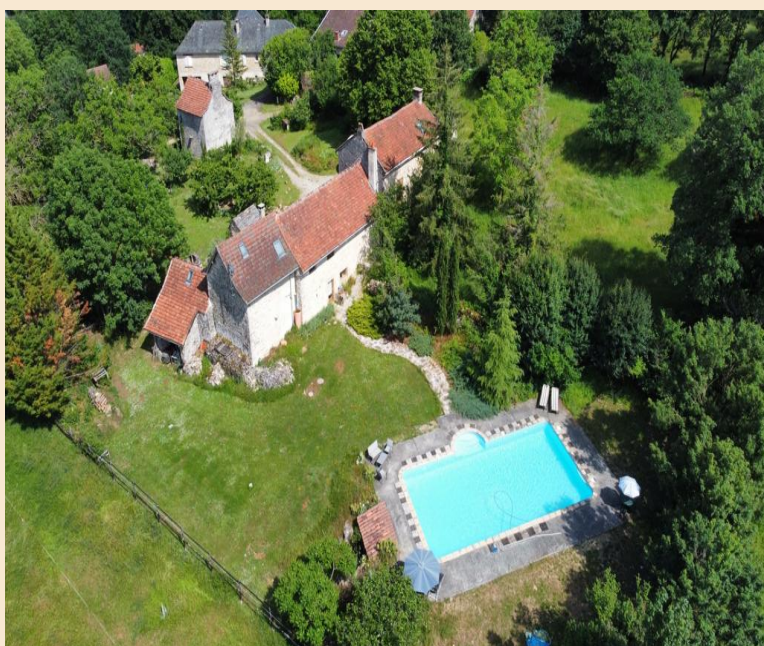


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## Corps de ferme with outbuildings and a large garden with a pool

**Martiels , Aveyron , Occitanie**



**€435,000**

**inc. of agency fees**

**2 Beds   3 Baths   215 sqm   2892 sqm**

Lovely set of stone houses (corps de ferme) in a small hamlet overlooking farmland, not far from the lovely touristic market town of Villefranche sur Rouergue with all amenities and supermarkets in the Aveyron.

### At a Glance

<b>Reference</b>	MFH-RHS605	<b>Near to</b>	Villefranche-de-Rouergue	<b>Price</b>	€435,000
<b>Bed</b>	2	<b>Bath</b>	3	<b>Hab.Space</b>	215 sqm
<b>Land</b>	2892 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Lovely set of stone houses situated in a small hamlet overlooking farmland, not far from the lovely touristic market town of Villefranche sur Rouergue with all amenities and supermarkets in the Aveyron.

The property offering 215 sq.m of living space consist of a main house which originally had 3 bedrooms (2 have been converted into a large sitting room/workroom), an adjoining 1 bedroom gite, office, a further 1 bedroom house for conversion, gardens and a swimming pool, on a plot of 2892 sq.m. It would be very easy to recreate the two bedrooms to make the whole property 4/5 bedrooms.

## THE ACCOMMODATION

### The ground floor

- Entrance Hall. Tiled floor, cathedral style ceiling, stairs to first floor, cloaks area and door to
- Cloakroom with WC, basin and point for washing machine.
- Kitchen (26,5 m2) A delightful room with a tiled floor, range of kitchen base and wall units with a central island and tiled worktops, dresser unit and two separate sinks. Siemens cooker range with 5 gas hobs and electric oven, Siemens dishwasher, Miele fridge freezer and two sets of doors to outside. Further door to
- Larder/pantry (7,6 m2) With storage units and further door and steps down to the cellar with a gravel floor.
- From the entrance hall, door to Storage area. (27 m2) A huge space ideal as a workshop or for storage with door to outside and one door to boiler room with Chappée XR1 oil fired boiler with adjacent oil tank. Large underground citerne for storing rain water from the roof. Further door to useful laundry room.

### The first floor

- Turning staircase up to landing with door off to
- Shower Room With corner shower cubicle, wash basin, WC and towel rail. This used to serve the original two bedrooms that were in the hobby room. Doors to hobby room and to
- Dining Room. ( 20 m2) With tiled floor, exposed beams, stairs up to top floor, radiator and door to
- Salon (31,5 m2) A lovely room with a large fireplace with open fire, 2 radiators, exposed beams and tiled floors.
- Workroom. (49 m2) This large room originally formed two bedrooms and the owners needed the present configuration. It would not be difficult to reinstate the internal partitions. Parquet floor, four sets of windows with lovely views over the gardens and steps up to *mezzanine level* presently used as a day bed or for overflow accommodation. Door through to second house.

### The second floor

- Master bedroom suite (37,5 m2) with carpet floor, 2 Velux roof lights, 2 radiators, range of wardrobes along one wall and door to en-suite bathroom with corner bath with jacuzzi, separate shower cubicle, wash basin on a stand and WC with radiator and partly tiled walls.

## THE SECOND HOUSE

- This is attached to the main house with access from both the workroom and from outside via external stone steps, this part is presently used for B&B but, by incorporating the basement and creating a kitchen in there, it could be completely self contained.
- Salon. (19 m2) An attractive room with original evier, freestanding Godin wood burner and stairs up to
- Bedroom (12 m2) with A framed exposed beams, velux roof light and en-suite shower room with corner shower cubicle, basin, WC and towel rail.
- Basement This is a large area under the second house which is in its original state but has the hot water cylinder and has great scope to being incorporated into the property.

To the side of the second house:

- Office. (15 m2) Attached to the house, this is a very useful room with steps to a mezzanine level.

## OUTSIDE

- To the front of the house, there is a pretty courtyard with a number of small stone buildings including a bread oven, an old ruin, ideal for reading a book in, and lean to buildings on the either end of the house.
- Pretty pigeonnier to the side of the house with lovely stone roof. Ideal for a jacuzzi or for meditation!
- lots of flowers and herb borders, small potager, lawns with a number of fruit trees.
- Swimming pool - (13m x 6,5m). Salt water inbound pool with a liner. Pool house to the side with filtration equipment.

## ADDITIONAL INFORMATION

- Original stone gatehouse. To the side of the driveway, there is another cottage which is ready for complete renovation on three floors with external steps leading up to the first floor. The ground floor is the original stable, first floor the original kitchen with fireplace and stone evier and a loft could form a bedroom and shower room. Similar in size to the second house presently used for B&B.
- Septic tank drainage, mains water and electricity
- DPE. E. (267)
- GES D 34

## THE AREA AND ACCESS

- The property is about 10 minutes from the market town of Villefranche-de-Rouergue with its weekly market in the medieval centre, countless supermarkets and other shops.
- The Aveyron gorges are within easy reach as is the Lot



## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Exposure:	South-east
Condition:	Ready to move in
Heating System:	Central heating (oil)
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Recent septic tank
Property Tax:	€1115.00

## Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	3
Price	€435,000

## Key Information

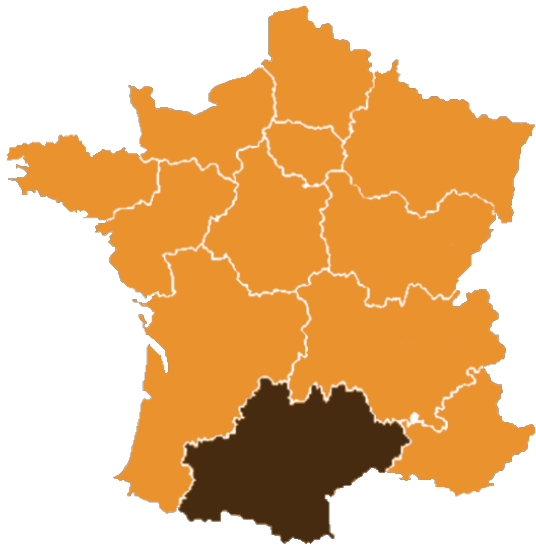
Year Built:	1890
Internal Area:	215 sqm
Land Area:	2892 sqm
How many Outbuildings:	2
Number of Fireplaces:	2

### Property Features:

- In a small hamlet
- Stone farmhouse
- Swimming pool
- Pretty pigeonnier
- Gardens with borders
- Not far from a market town

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

**Location: Occitanie**



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