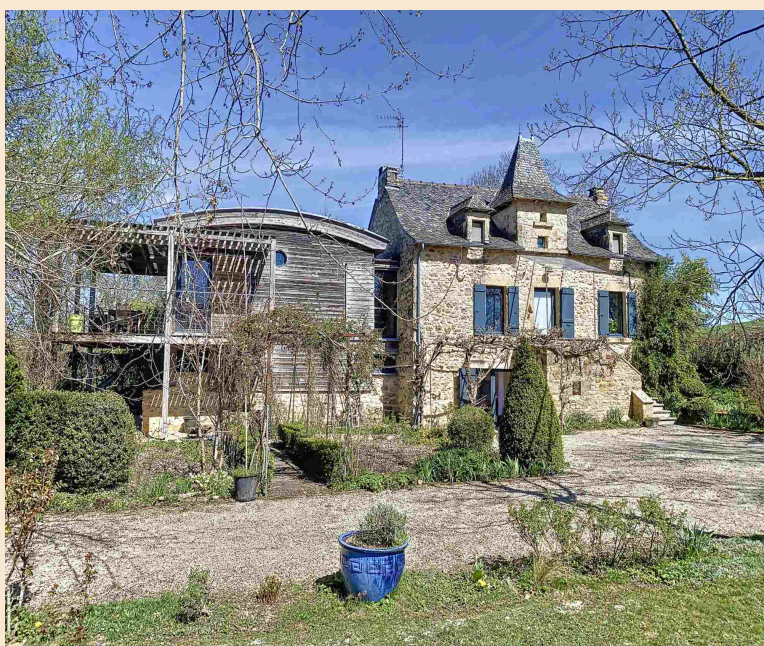


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## Quercy stone house with an architect designed extension in Aveyron

Anglars St Felix , Aveyron , Occitanie



# €420,000

inc. of agency fees

5 Beds   3 Baths   180 sqm   2500 sqm

Character house in the Aveyron countryside with an old stone Quercynoise part and a contemporary wooden part designed by an architect featured in the "La Maison Aveyronnaise" publication.

### At a Glance

**Reference** MFH-RHGS606  
**Bed** 5  
**Land** 2500 sqm

**Near to** Villefranche-de-Rouergue  
**Bath** 3  
**Pool** Yes

**Price** €420,000  
**Hab.Space** 180 sqm  
**Land Tax** N/A

### Property Description

Character house in the countryside (180 sqm) with an old stone Quercynoise part with a pigeonnier in front and a contemporary wooden part from 2005 designed by an architect featured in the book "La Maison Aveyronnaise". It is well situated with easy access to the market town of Villefranche-de-Rouergue and

near Rodez and its airport (30 minutes).

The property benefits from central heating with Okofen wood pellet boiler and drilled well with filtration system and UV treatment for drinking water. This unusual property is set on a flat plot of land of 2492 m<sup>2</sup> with in-ground swimming pool (8m x 4m), outbuildings, numerous trees, a vegetable garden, a garage and a parking.

## **THE ACCOMMODATION**

### **The ground floor**

- From the salon, stairs lead down to
- Boiler Room (5,5m x 5,4m including the stairs) Concrete floor, Okefen Pellematic Smart XS boiler with direct feed of pellets via a pipe from the large hopper in an adjacent room, Water filtration system with UV filters, space for washing machines, door to outside and to arched cellar. Further door to lobby and to
- Bedroom 5 (3,8mx 3,1m). With tiled floor, radiator, doors to outside. Room presently being used as a home office.
- Shower Room (2,2m x 1,6m) With shower cubicle, wash basin in marble top, WC to side and tiled floor. Step up to
- Studio/summer kitchen/further bedroom (6,9m x 3,2m) With tiled floor, door to lower terrace and corner kitchen with twin bowl sinks, worktops and cupboards.
- Doors to double integral garage and to covered terrace and the gardens and pool.

### **The first floor**

- External stone steps lead up to a covered porch area and into
- Salon/kitchen (8,4m x 5,2m overall). A good sized room with salon area (5,8m x 5,4m) with radiators, parquet floor, fireplace with insert fire, exposed beams and stone walls. Kitchen area (4,2m x 2,9m) Units with pine worktops, sink units, Smeg dishwasher and range cooker, radiator and space for large fridge. Stairs to first floor and doorway to ground floor.
- Day room (2,8m x 2,0m). With coir matting, stone shelving and vellum roof light.
- Lobby with access to outside balcony and through to
- Dining Room (7,2m x 3,7m). Forming part of the contemporary extension with timber curved ceiling, parquet floor, part timber and colombage style walling, two radiators and two sets of sliding doors to the terraces. Door to

- Passageway (3m x 0,8m) With WC off with basin and an adjoining bathroom (2m x 1,9m) With bath, round basin on vanity unit, tiled floor and towel rail.
- Bedroom 1 (6m x 3,6m) 2 radiators, concave ceiling, coir matting and two doors with safety rails overlooking car parking area
- Bedroom 2 (2,9m x 2,9m) Coir matting, radiator and door to terrace.

## **The second floor**

- From the salon, handmade oak stairs lead up to the pigeonnier with small landing with sloping ceiling, exposed beams, dormer window and door to separate WC.
- Bedroom 3 (3,7m x 3,3m including part of landing). With radiator, velux and dormer window, unit with round basin with cupboards under, shower cubicle to side and shelved cupboards to side and exposed beams.
- Bedroom 4 (3,5m x 2,8m) With sloping ceilings, dormer window and velux roof lights, eaves shelved cupboard, exposed beams and radiator.

## **OUTSIDE**

- Double Garage (6,6m x 6m) Concrete floor, electric roller door and water point.easy maintenance
- Gardens - To the side of the driveway is the well and borehole which provides both drinking water and water for the garden which are extensive (2500 m2) and surround the house on three sides. There are a variety of borders with roses and shrubs and a large number of specimen trees giving a very natural feel to the whole garden area. Behind the house, in a very private setting, is the swimming pool (8m x 4m) with an anthracite grey liner, greenhouse, timber shed for storage, potager and extensive lawns.

## **ADDITIONAL INFORMATION**

- Mains electricity
- Borehole water with UV filtration system
- Septic tank and central heating powered by a wood pellet boiler with a large hopper in an adjacent room

## **THE AREA AND ACCESS**

- Easy access to Villefranche-de-Rouergue or Rodez for shopping, smaller viilages with facilities and schools within easy reach as well.
- Rodez airport is wiyjin 30 minutes or so, Brive or Toulouse for other airports.
- Plenty of parking on either side of the house and no immediate neighbours and in a quiet setting off a small road.

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

## And Before You Ask

Exposure:	South-west
Year of Renovation:	2005
Condition:	Ready to move in
Heating System:	Other
Condition of Roof:	Excellent
Drainage:	Recent septic tank
Property Tax:	€1050.00

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€420,000

## Key Information

Year Built:	1850
Internal Area:	180 sqm
Land Area:	2500 sqm
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Old pigeonier
- New architecturally designed extension
- No near neighbours
- 5 bedrooms in total
- Pretty gardens
- 30 minutes from Rodez airport

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**



# Gallery











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