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## **Maison en pierres avec vue dominante, gîte et dépendances Idéal pour...**

**Coupiac , Aveyron , Occitanie**







# €415,000

inc. of agency fees

8 Beds    1 Baths    310 sqm    0.43 ha

Stone house with dominant views, gîte and outbuildings. Ideal for B&B activity. Ground floor: large entrance hall of 20m<sup>2</sup>, separate kitchen of 22m<sup>2</sup> (separate exit), utility room of 6m<sup>2</sup>, two large living/dining rooms of 35m<sup>2</sup> and 40m<sup>2</sup>: one for private use with access to a terrace and the other for use by guests, wc with washbasin 3.4m<sup>2</sup>, boiler room 7m<sup>2</sup>, utility room 20m<sup>2</sup>. 1st floor: 154m<sup>2</sup> comprising 8 bedrooms, 4 shower rooms and 1 bathroom. Cellar 36m<sup>2</sup>. Workshop 48m<sup>2</sup> adjoining and communicating with the house. Above-ground swimming pool with 14m<sup>2</sup> equipment room and storage, built in 2005. This house, renovated in recent years, has gas central heating, two pellet stoves, 15cm sprayed polyurethane insulation in the attic, new roof covering in 2016, new electrical panel in 2019, wood and double-glazed joinery changed between 2017 and 2018, wooden shutters, septic tank in compliance with standards. OUTBUILDINGS :- Courtyard 50m<sup>2</sup>, used as summer dining room with bar, pizza oven, water point.- Barn 106m<sup>2</sup> x 2 levels. Fibre cement roof, stone walls, intermediate floor, cement floor. Water and electricity.- Gîte converted in 2014: 28m<sup>2</sup> living room with kitchenette, shower room (washbasin, shower, WC), 20m<sup>2</sup> dormitory. Electric heating. Under the gîte: 53m<sup>2</sup> workshop. Located in Coupiac, a village with local shops (bakery, supermarket, bar/restaurant/hotel, campsite, garage, hairdresser, school, health centre, etc.) and several weekly markets in neighbouring villages. Sainte Affrique is 40 minutes away.

## At a Glance

<b>Reference</b>	MFH-MP02366	<b>Near to</b>	Coupiac	<b>Price</b>	€415,000
<b>Bed</b>	8	<b>Bath</b>	1	<b>Hab.Space</b>	310 sqm
<b>Land</b>	0.43 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

## Property Description

Stone house with dominant views, gîte and outbuildings. Ideal for B&B activity.

Ground floor: large entrance hall of 20m<sup>2</sup>, separate kitchen of 22m<sup>2</sup> (separate exit), utility room of 6m<sup>2</sup>, two large living/dining rooms of 35m<sup>2</sup> and 40m<sup>2</sup>: one for private use with access to a terrace and the other for use by guests, wc with washbasin 3.4m<sup>2</sup>, boiler room 7m<sup>2</sup>, utility room 20m<sup>2</sup>.

1st floor: 154m<sup>2</sup> comprising 8 bedrooms, 4 shower rooms and 1 bathroom.

Cellar 36m<sup>2</sup>.

Workshop 48m<sup>2</sup> adjoining and communicating with the house.

Above-ground swimming pool with 14m<sup>2</sup> equipment room and storage, built in 2005.

This house, renovated in recent years, has gas central heating, two pellet stoves, 15cm sprayed polyurethane insulation in the attic, new roof covering in 2016, new electrical panel in 2019, wood and double-glazed joinery changed between 2017 and 2018, wooden shutters, septic tank in compliance with standards.

### OUTBUILDINGS :

- Courtyard 50m<sup>2</sup>, used as summer dining room with bar, pizza oven, water point.
- Barn 106m<sup>2</sup> x 2 levels. Fibre cement roof, stone walls, intermediate floor, cement floor. Water and electricity.
- Gîte converted in 2014: 28m<sup>2</sup> living room with kitchenette, shower room (washbasin, shower, WC), 20m<sup>2</sup> dormitory. Electric heating.

Under the gîte: 53m<sup>2</sup> workshop.

Located in Coupiac, a village with local shops (bakery, supermarket, bar/restaurant/hotel, campsite, garage, hairdresser, school, health centre, etc.) and several weekly markets in neighbouring villages. Sainte Affrique is 40 minutes away.

## Summary

Property type:	House
Bedrooms:	8
Bathrooms	1
Price	€415,000

## Key Information

Internal Area:	310 sqm
Land Area:	0.43 ha

## Location: Occitanie



## Gallery







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