

[Click to view MFH-MP02366](#)

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 20m², separate kitchen of 22m² (separate exit), utility room of 6m², two large...

At a Glance

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

Property Description

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

Ground floor: large entrance hall of 20m², separate kitchen of 22m² (separate exit), utility room of 6m², two large living/dining rooms of 35m² and 40m²: one for private use with access to a terrace and the other for use by guests, wc with washbasin 3.4m², boiler room 7m², utility room 20m².

1st floor: 154m² comprising 8 bedrooms, 4 shower rooms and 1 bathroom.

Cellar 36m².

Workshop 48m² adjoining and communicating with the house.

Above-ground swimming pool with 14m² 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 50m², used as summer dining room with bar, pizza oven, water point.

- Barn 106m² x 2 levels. Fibre cement roof, stone walls, intermediate floor, cement floor. Water and electricity.

- Gîte converted in 2014: 28m² living room with kitchenette, shower room (washbasin, shower, WC), 20m² dormitory. Electric heating.

Under the gîte: 53m² 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.

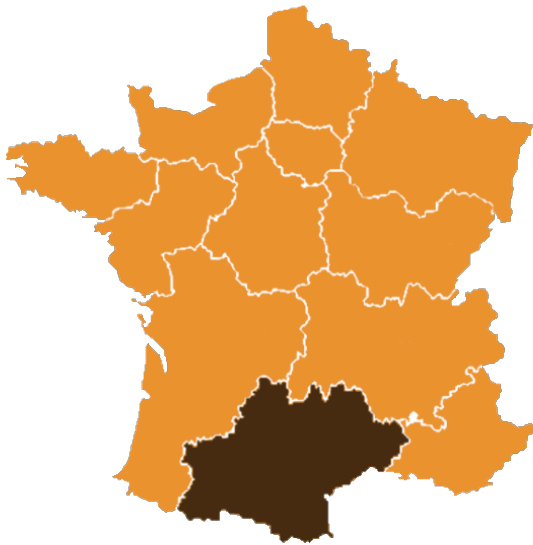
Summary

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

Key Information

Internal Area:	310 sqm
Land Area:	0.43 ha

Location: Occitanie



Gallery





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