

**THE EURO MORTGAGE SHOP
3 ATHOL STREET
DOUGLAS
ISLE OF MAN
IM1 1LD
01624 619432**



Ref: 4247

Price: 495.000 €

Aveyron, S.W. France ~ SET IN OVER 8 ACRES AMIDST BEAUTIFUL COUNTRYSIDE AND HAVING RIVER BANK FRONTAGE TO A TROUT STREAM. 2km from the village of La Fouillade with all essential services (shops, schools, doctors, restaurants etc) and 8km from Najac, classed as 'one of the most beautiful villages in France' 17km from Villefranche de Rouergue, medieval Bastide market town on the banks of the river Aveyron and famous for its weekly market. Less than 1 hour from Rodez (Ryanair flights) and 1½ hours from Toulouse with and International airport and also good train connections to Najac.

**A SUBSTANTIAL AND SPACIOUS TRADITIONAL FARMHOUSE
(centrally heated)
Together with
TWO SUPERB FOUR BEDROOM/TWO BATHROOMS GITES
(all fully furnished)
plus
EXTENSIVE OUTBUILDINGS
INCLUDING A RENOVATED PARTY / GAMES ROOM
as well as
A LARGE SOLAR HEATED 12m x 6m SWIMMING POOL**

Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No 99 (préfecture du Tarn et Garonne)

Adhérent a la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 50.000F



The interior of the main house requires re-thinking, re-planning and a full “make-over” to ensure the original charm and character are restored. However, with full central heating, the accommodation is ideal for a family and comprises:

- **SPACIOUS DINING HALL** (5m x 3m)
- **WELL-PROPORTIONED MAIN LIVING ROOM** (5m x 5m) with timber flooring, two windows overlooking the courtyard, stone fireplace with wood burning stove and cupboards units.
- **FITTED KITCHEN** (5m x 3m) with range of units, twin bowl sink unit, and tiled surrounds, fitted shelving.
- **UTILITY ROOM**
- **GROUND FLOOR BATHROOM** (3m x 3m) with bath, washbasin, wall tiling and access through to a
- **LARGE STORE ROOM or WINE CELLAR**
- Staircase up to the **FIRST FLOOR** having
- **BEDROOM No: 1** (3.5m x 3m) with wooden ceiling and exposed beams, and **EN-SUITE SHOWER**
- **BEDROOM No: 2** (3.5m x 3m) with **EN-SUITE SHOWER**
- **BEDROOM No: 3** (4m x 3.5m) with wall mounted bookshelves.
- **BEDROOM No: 4** (4m x 3.5m) with original built-in shelves.
- **BEDROOM No: 5** (6m x 3m) having wooden ceiling with exposed beams.
- Staircase up to
- **SPACIOUS ATTIC AREA** (11m x 5m) insulated and ready to convert to additional accommodation if required.

OUTSIDE

- **LEAN-TO WOOD STORE** off the courtyard, also
- **OPEN BARN** (9m x 6m) with garaging for two vehicles

- **STONE BARN** comprising a first floor and **SUPERB GAMES ROOM** (10m x 4m) with high-beamed ceiling and wood burning stove. On the ground floor is a **LARGE WORKSHOP**
- **ADDITIONAL OPEN BARN** (11m x 8m) quality tiled roof providing stabling and storage.



A VERY SPECIAL FEATURE OF THE PROPERTY ARE THE SUPERB AND VERY SPACIOUS SELF-CONTAINED FOUR-BEDROOM GITES
both to be sold entirely fitted and furnished.



GITE No: 1

- **SPACIOUS COVERED TERRACE AREA** and **PART COVERED DINING AREA.** Also **ATTRACTIVE LAWNED GARDEN** and inside the accommodation comprises:



- **SPACIOUS LIVING ROOM and KITCHEN** (30m²) with fully fitted kitchen area including range of matching natural wood units with twin bowl sink unit, wall tiling and wall cupboards. Good window views, double French doors open to the garden, tiled floor, handsome beamed ceiling, Godin wood burning stove and electric radiator.
- **DOWNSTAIRS BEDROOM No: 1** (9m²) with tiled floor, massive ceiling beams, fitted wardrobe leading off and a
- **GOOD-SIZED SHOWER ROOM** (3m x 2m) with tiled shower, pedestal washbasin, low-level WC, tiled floor.
- Staircase to the **FIRST FLOOR LANDING** (9m²) off which lead
- **PRINCIPAL BEDROOM (No: 2)** (15m²) on the left hand side, with exposed and dressed stone wall, electric radiator, parquet flooring, built-in wardrobe.
- **TWIN BEDROOM No: 3** (11.5m²) with superb views across to the swimming pool and the fields and woodland beyond, additional side window, dressed stone walling, electric radiator, parquet flooring.
- **TWIN BEDROOM No: 4** (10.5m²) with dressed stone wall, built-in wardrobe, parquet flooring.
- Note: All the windows are double-glazed.
- **BATHROOM No: 2** (4m x 2m) having panelled bath, full height shower and splash screen, tiled surround pedestal washbasin, low-level WC.
- **ATTIC** (16m x 8m) insulated and ready to convert.
- Gravelled pathway leads round the garden area to

MATCHING STYLE GITE No: 2

- Having its own **GOOD-SIZED LAWNED GARDEN AREA** and paved terrace, and an external staircase leading to an **UPPER FLOOR TERRACE** with access from the bedrooms. Inside the accommodation comprises:
- **SPACIOUS L-SHAPED LIVING/DINING ROOM and KITCHEN** (30m²) with fully fitted kitchen area including matching range of natural wood units with twin bowl sink unit, wall tiling and wall cupboards. Good window views, double French doors open to the garden, tiled floor, handsome beamed ceiling, Godin wood burning stove and electric radiator.

- **DOWNSTAIRS BEDROOM No: 1** (9m²) with exposed ceiling beams, tiled floor, and built-in wardrobe.
- **SHOWER ROOM** (3m x 2m) with tiled shower, pedestal washbasin, low-level WC and tiled floor.
- Staircase to the **UPPER FLOOR**
- **BEDROOM No: 2** (11.5m²) on the left hand side, radiator, built-in wardrobe, parquet floor and stone dressed wall.
- **BEDROOM No: 3** (15m²) opposite, a very spacious room, with dressed stone wall, double French windows opening to the terrace, additional window giving onto the views, parquet flooring, radiator.
- **TWIN BEDROOM No: 4** (10.5m²) on the right hand side of the staircase, with dressed wall, French windows to the terrace, parquet floor, electric radiator.
- **BATHROOM** (4m x 2m) with panelled bath and full height shower, anti-splash screen, tiled surround, pedestal washbasin and low-level WC.
- **ATTIC** (16m x 8m) insulated and ready to convert.

OUTSIDE

- **THE LARGE SWIMMING POOL** (12m x 6m) is heated with solar panels.
- **THE GROUNDS** extend to **ABOUT 8 ½ ACRES** and there is excellent river frontage with trout fishing.



Services: Mains water, electricity, septic tank drainage (separate installation for the gites) telephone, ADSL (broadband).