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## Exceptional estate in Aveyron

Aveyron , Occitanie



**€3,500,000**

inc. of agency fees

14 Beds      1500 sqm      1.31 ha

Located a few minutes from Rodez, this exceptional 18th century estate has been brought back to life on 1500sqm. The entrance to the property is via an intimate path. Built like a belvedere with a view...

### At a Glance

**Reference** MFH-EAT993ET

**Bed** 14

**Land** 1.31 ha

**Near to** Toulouse

**Pool** Yes

**Price** €3,500,000

**Hab.Space** 1500 sqm

**Land Tax** N/A

### Property Description

Located a few minutes from Rodez, this exceptional 18th century estate has been brought back to life on 1500sqm. The entrance to the property is via an intimate path. Built like a belvedere with a view of the Aubrac valley, the architecture of this estate with a thousand lives gradually stands out. Designed like a hamlet, several buildings make up this area; the whole has been tastefully renovated into a real cocoon. A first large stone building offers beautiful living spaces and different possibilities. The other accommodations follow this first and offer 4 lodges of 65 to 150sqm, some of which are connected to the main building. The

materials were sourced by the owners, giving each gîte a strong personality. As an extension, a bold extension contrasts with the historic property. This room allows you to offer a reception for a wedding or seminar, depending on the projects. The exteriors are not left out, in the continuity of the building, perfection is total. The gardens and numerous landscaped terraces shelter a great wealth of plants, a swimming pool completes everything. This extraordinary place is distinguished by its degree of finish and technique coupled with unparalleled elegance. The technical services offered by the property: - Geothermal energy with 6 150m wells - Insulation of the entire area with ecological materials - Reception for 180 seats - PMR access to the reception room, certain gites and suites - Parking for 90 spaces - Structural repairs , roofs, electricity, plumbing, insulation, sanitation, heating, entirely created and reviewed. ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR4,168 and EUR5,639 Information on risks to which this property is exposed are available on the G orisks website

Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 14                |
| Price          | €3,500,000        |

Key Information

|                |          |
|----------------|----------|
| Year Built:    | 1800     |
| Internal Area: | 1500 sqm |
| Land Area:     | 1.31 ha  |
| Has a Garden   | Yes      |
| Swimming Pool? | Yes      |

Location: Occitanie



## Gallery













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**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.

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