Click to view MFH-EAT993ET

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

1.31 ha

Near to Toulouse

Bed 14

Land

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 Géorisks website

Summary

Property type: Countryside house

Bedrooms: 14

Price €3,500,000

Key Information

Has a Garden

Year Built: 1800

Internal Area: 1500 sqm

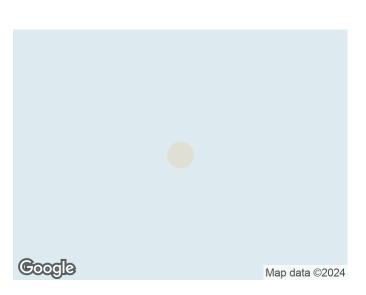
Yes

Land Area: 1.31 ha

Swimming Pool? Yes

Location: Occitanie





Gallery











































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C. BAUER – Sunday Times

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S. and L. BROWN



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