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## Renovated estate with views of the Aveyron countryside

**Aveyron** , **Occitanie**



# €590,000

**inc. of agency fees**

**8 Beds   5 Baths   500 sqm   2.5 ha**

In the Grands Causses park, 20 minutes from Saint-Affrique, this exceptional 19th century estate, once a sheepfold, has been tastefully renovated to offer...

### At a Glance

**Reference** MFH-EAT7313

**Near to** Toulouse

**Price** €590,000

**Bed** 8

**Bath** 5

**Hab.Space** 500 sqm

**Land** 2.5 ha

**Pool** Yes

**Land Tax** N/A

### Property Description

In the Grands Causses park, 20 minutes from Saint-Affrique, this exceptional 19th century estate, once a sheepfold, has been tastefully renovated to offer a property complex of nearly 500sqm. The interior of the main house combines a clever blend of old-world charm and modernity with friendly living spaces, such as the living room which gives an unusual atmosphere. The mix of materials such as iron and wood with the natural stone floor and walls adds an industrial touch. On the ground floor, there is also the kitchen with access to the terrace, the laundry room and a toilet. The first floor, also accessible from the outside, consists of a master suite with shower room and toilet, and three other bedrooms sharing a shower room and toilet. A relaxation area with sauna completes this level. On the second floor, there is a room of over 70sqm, partly in the attic. This is currently used as a yoga room and has underfloor heating. A 43sqm loft-style apartment is also on this level. The roof terrace with a view of the valley and its "catamaran net" type relaxation area creates a little corner of paradise. The first 73sqm cottage, on two levels, is made up of 3 bedrooms and a bathroom. Tastefully renovated, while retaining the character of the old with the stone walls. It has its own private outdoor space out of sight. The second 45sqm cottage, more intimate, is made up of a bedroom with an adjoining bathroom. It also has a private outdoor space. The building also has an outbuilding currently used as a storage space. The exterior is a true natural setting: the swimming pool in the extension of the sunny terrace offers an exceptional view of the green valleys. This haven of peace extends over a vast plot of land of more than 25,000sqm with a forest. The stream bordering the property adds a touch of serenity, offering a natural setting conducive to relaxation and meditation. This estate is a rare opportunity for those who dream of creating a space dedicated to well-being and reconnecting with nature, while enjoying an exceptional living environment. A real favorite for lovers of nature, calm, and authenticity. A peaceful life far from the hustle and bustle of big cities. Heating: - main house: wood stove, pellet stove, electric - gîtes: pellet stove and electric Sanitation: Collective, hamlet wastewater treatment plant Double glazing Amenities and school: 15min School bus in the hamlet Saint-Affrique: 20min Albi: 1h Mediterranean: 1h40 Montpellier TGV station: 1h45 ENERGY CLASS: E / CLIMATE CLASS: B Average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included): between 8270 euros and 11230 euros Information on the

risks to which this property is exposed is available on the géorisques website:

Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€590,000

Key Information

Year Built:	1850
Internal Area:	500 sqm
Land Area:	2.5 ha
Has a Garden	Yes
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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