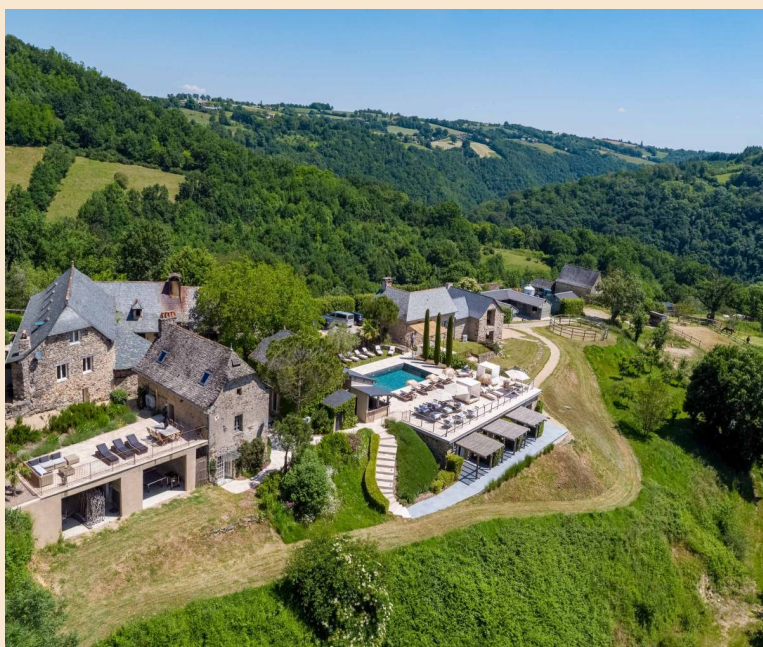


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Domaine with Gites & Equestrian Facilities Overlooking the River

Villefranche de Rouergue , Aveyron , Occitanie



€1,950,000

inc. of agency fees

15 Beds 10 Baths 700 sqm 8.4 ha

Set in a dominant position with views of the Aveyron River, this exceptional 18-hectare domaine includes multiple gîtes, equestrian facilities, and a pool, offering a rare mix of beauty, space and opportunity.

At a Glance

Reference MFH-RHGS619

Near to Rodez

Price €1,950,000

Bed 15

Bath 10

Hab.Space 700 sqm

Land 8.4 ha

Pool Yes

Land Tax N/A

Property Description

Perched on a promontory overlooking the Aveyron River, this outstanding domaine offers spectacular views of the surrounding countryside. Set on approximately 18 hectares of sloping land and woodland, the property boasts around 700 sqm of habitable accommodation, making it an ideal retreat or investment opportunity.

The domaine comprises a restored two-bedroom owner's house, an adjoining three- to four-bedroom self-contained gîte (which can be combined with the main house), two additional three-bedroom gîtes, a two-bedroom gîte, and a one-bedroom gîte. This versatile layout provides ample space for both personal use and potential rental income.

A chlorine swimming pool is situated on a terrace with fabulous views overlooking the gîtes, accompanied by a professional kitchen featuring a bar area and an adjoining breakfast room and sitting room. This setup is perfect for hosting events or enjoying leisure time with family and friends.

For sports and recreation, the domaine features an all-weather tennis court at the top with basketball nets and a pétanque pitch, offering a variety of activities for all ages.

The equestrian facilities are comprehensive, comprising nine boxes including foaling boxes, a horse solarium and shower, a lunge ring, the site of a former horse walker, a 40m x 20m outdoor sand manège, and a field shelter. These facilities make it an excellent choice for equestrian enthusiasts or those looking to run an equestrian business.

The site was run as a wedding venue until recently, utilising large marquees for celebrations. All the contents and equipment, including two marquees, are available separately, providing an excellent opportunity for someone looking to continue this venture. Additionally, further land could be available to rent, offering even more potential for expansion and development.

The Main Accommodation

The mainly stone built accommodation offering 170 sqm of living area have reversible air conditioning units via heat pumps and many floor with travertine flooring and high quality fittings. With a pretty enclosed courtyard by railings to the front with a large olive tree and a covered terrace (9 sqm approx) overlooking the courtyard.

Inside, open plan fully fitted kitchen/dining room (46 sqm) with insert fireplace, adjacent TV area (5 sqm), a study (11 sqm) and a salon (21 sqm), a large insert fireplace and door out onto large open terrace with great views. Lobby area with storage room (4 sqm) and tiled shower cubicle, separate WC and laundry area (21 sqm) including large Dagard cold storage room. Separate bedroom (14 sqm) and shower room (6 sqm) to the side. (Could be shared with a gite).

On the first floor, with sloping ceilings is the master bedroom (24 sqm min), an adjacent child's bedroom (6 sqm) and an en-suite bathroom with bath, separate Italian style walk in shower, wash basin. Separate WC.

The Gites

The Adjoining Gite (1) - (118 sqm)

Accessed off a parking area/gravelled terrace with views into the lounge (23 sqm) with insert fireplace, dining area (11 sqm) and fitted kitchen area (10 sqm). Door to bathroom (14 sqm). Small laundry area (10 sqm) and lobby with access to the main house bedroom.

Stairs up to dormitory bedroom (13 sqm min) Second stairs from salon up to two further bedrooms, both with sloping ceilings) (17 sqm and 12 sqm). Further two separate bedrooms with shower rooms on the ground floor. (16 sqm and 4 sqm) and (14 sqm and 6 sqm) respectively. The second of these bedrooms is accessed off the courtyard so could be used with the main house as well.

Office/Reception area - situated under the terrace of the main house, for welcoming guests. (20 sqm)

Gite 2 is by the office, it offers 38 sqm including a kitchen/sitting room (23 sqm), a bedroom (11 sqm) and adjoining shower room (5 sqm).

Access down to pool and to paved terrace with pergola to the side and small lawn.

Gite 3 is adjacent to gite 2, offering 70 sqm of living area, it consists of a lobby (9 sqm) with spiral staircase to first floor, open plan living/kitchen (26 sqm) and living area with insert fireplace.

First floor with landing (3 sqm), two bedrooms (14 sqm and 13 sqm) and shower room (6 sqm).

Gite 4 is located below pool, offering 98 sqm of living area with stunning views all along this gite with Kitchen area (11 sqm) with built in Effeti fitted kitchen with central island and built in units and ovens. Dining area to front (12 sqm). Three bedroom suites to the side, (24 sqm each) and a shower room with separate WC. At the front, there is a pergola terrace which are separated by bamboo hedging.

Gite 5 is located on the end, offering 92 sqm of living area, this gite consists of an open plan kitchen.dining area (38 sqm) with fully fitted kitchen and freestanding woodburner.

Stairs to first floor with two bedrooms (10 sqm and 7,5 sqm), bathroom (6 sqm). Separate ground floor bedroom suite with shower room (26 sqm overall).

Outside there's a large terrace to side with two further spaces underneath (55 sqm) with potential to create two further suites.

Professional Catering and Rest area. To the side of the pool terrace, there is a bar area (about 10 sqm), an adjacent professional kitchen (22 sqm) (equipment available separately), an adjoining WC and steps up to a breakfast area (21 sqm) with spiral staircase up to a day room (24 sqm) with parquet floor.

Outbuildings and Facilities

Outbuildings include two large caves under the main house with access at either end (65 sqm) in total, a two storey stone building with scope for conversion by the equestrian facilities (80 sqm in total), an adjacent area on which there was a building which has been demolished, and two flat areas on which the marquees were erected for the weddings, one of which has adjacent showers and WCs.

Leisure Facilities include a chlorine swimming pool set in a large terrace with views all around, an inset hot tub and surrounded by security fencing and gives access to the bar and professional kitchen area as well. At the top of the property, there is the all weather tennis court with *pétanque* pitch at one end and two basketball nets

Equestrian facilities include a U shaped block of timber stables, with nine boxes ranging in size (from 3m x 3m to 4,5m x 3m). To the side, there is a solarium and adjoining horse shower (6mx 3m) with a concrete floor, a small field shelter (4,5m x 3m) of timber construction and the adjoining parking area.

In addition, there is a fenced former horse walker although the equipment has been removed and a lunge ring on the other side of the driveway. Further down the hill is the 40m x 20 riding arena and has a sand surface and is fenced. This can be watered via a pipe from the deep well by the buildings.

The Land is most sloping and steeper with orchards around the buildings with some grazing. Some of the adjoining land is rented from [SAFER](#) for a nominal sum a year. Further land is presently rented for the horses on a temporary arrangement from local farmers.

Services: Two septic tanks, mains water and electricity. Deep well.

Equipment and Contents

Please note that the equipment and contents are not included in the price of the property but could be available separately along with contact lists and the separate Civil Company (SCI) which manages the lettings and until recently, the weddings.

This spectacular domaine offers a perfect blend of modern comfort and versatile accommodations, making it an ideal choice for those seeking a unique property in a breathtaking location.

This property is ideal for events, weddings, tourism, or a grand private retreat.

Environment & Surroundings

Lake or River View? ✓

And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Reversible heating system
Currently lived in:	Yes
Condition of Roof:	Recent
Property Tax:	€2338.00

Summary

Property type:	Farmhouse
Bedrooms:	15
New Home?	No
Bathrooms	10
Price	€1,950,000

Key Information

Year Built:	1880
Internal Area:	700 sqm
Land Area:	8.4 ha
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	4

Property Features:

- 5 gites
- Scope for weddings
- Fantastic views
- equestrian facilities
- Further land available to rent
- Located on a promontory with views over Aveyron river

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes

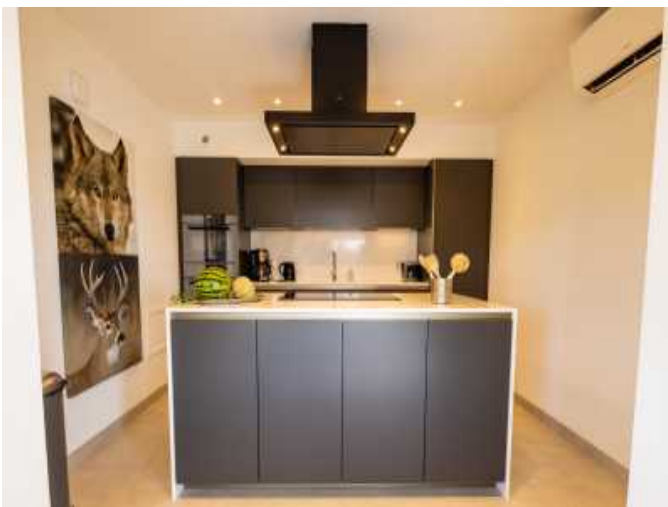
Has	Yes
ADSL/Broadband?	
Has Satellite TV	Yes

Location: Occitanie



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