

630 000 €

Contact agency

**WE INVEST**

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**For sale property**

**13 rooms**

**Surface : 407 m²**

**Surface of the land : 69068 m²**

**Year of construction : 1800**

**View : Panoramique**

10 bedroom

1 bathroom

3 showers

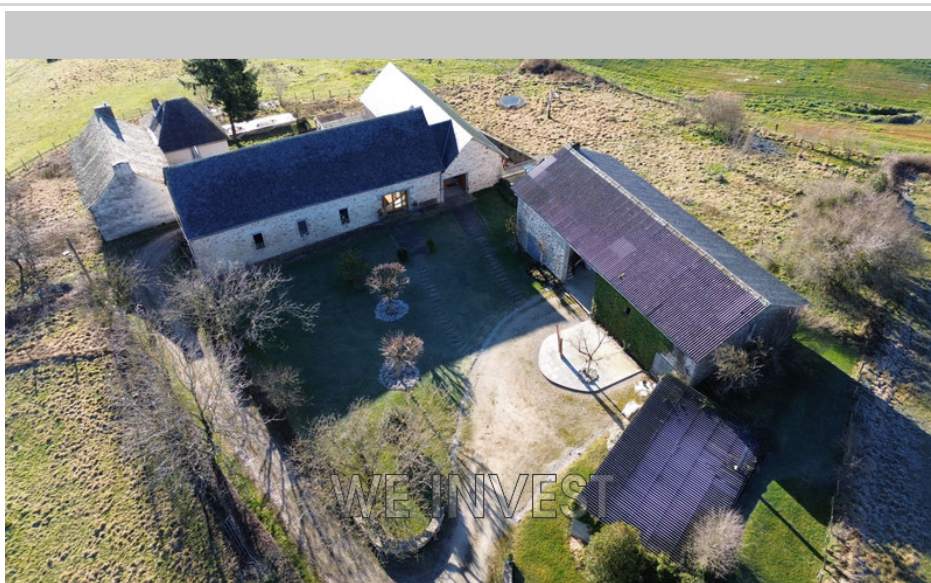
4 WC

2 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## Property 158 Baraqueville

Property on more than 6 hectares 5 minutes from Baraqueville and 20 minutes from Rodez city center Imagine a property where old world charm meets modern comfort. The main house, converted in 2011 from two adjoining 19th century barns, offers quality services and a living area of approximately 275m<sup>2</sup>. On the day side, you will be charmed by the large living room with a surface area of approximately 92m<sup>2</sup> with access to the terrace and bay window offering a clear view of the land of more than 6 hectares. On the night side, this property offers 4 bedrooms (one of which is converted into an office), a master suite with bathroom, a linen room/laundry room, a shared shower room and two separate toilets. On the mezzanine, at the level of the old stables and pigsty, more than 310m<sup>2</sup> of surface area used as a cannery, cellars and storage. The attic, insulated, has a floor for a total floor area of 330m<sup>2</sup>. Three large terraces adorn the house so you can enjoy the sun all day long. The old house, with a living area of approximately 133m<sup>2</sup> with a mezzanine of approximately 103m<sup>2</sup> used as cellars, is to be renovated. It currently has a dining room, a kitchen, a living room and 6 bedrooms. Under the eaves, a convertible attic accessible from an insulated staircase on the ground. Two annex buildings are also included: - a first stone building divided into 3 volumes for a surface area of 200m<sup>2</sup> on the ground floor used as garages and workshop.



agreement on request).

**Fees and charges :**

**630 000 € fees included**

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