

Price on request

Contact agency

WE INVEST

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For sale property

Surface : 475 m²

Surface of the living : 37 m²

Surface of the land : 50341 m²

Inner condition : GOOD

Couverture : slate

Features :

POOL, double glazing, CALM

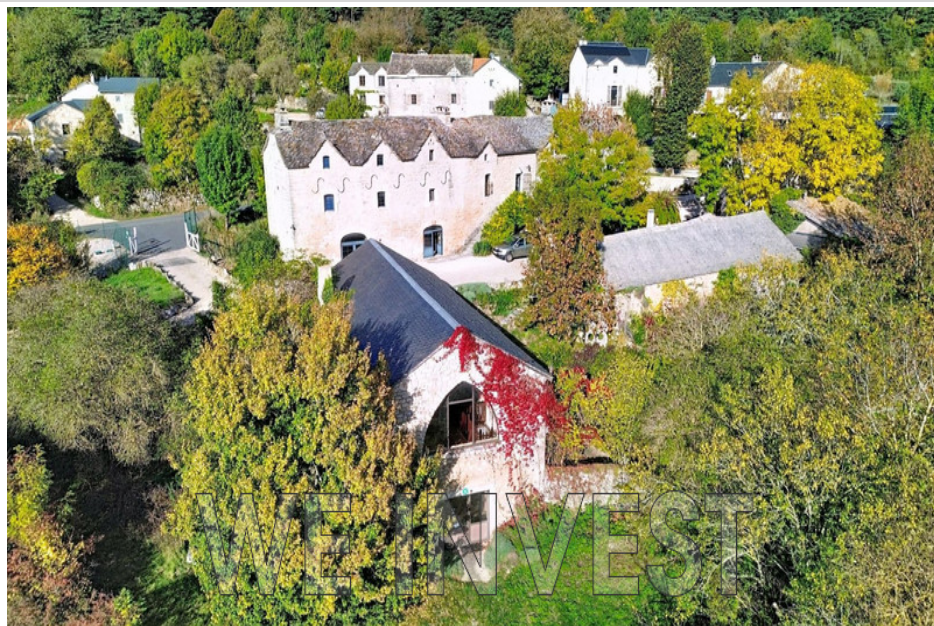
5 bedroom

1 bathroom

5 show ers

8 WC

Document non contractuel



Property 236 La Tieule

Exceptional 18th Century Property – Charm, Authenticity, and Preserved Nature
Located in the commune of La Tieule, this stunning estate combines character, space, and tranquility. Just 30 minutes from Millau and less than 4 minutes from the A75 access, it benefits from an ideal location: a peaceful setting without isolation, and excellent access to major roadways. This 475 m² living space, spread across four buildings (three of which are detached), has retained all the charm of the old while offering modern comfort. A Property Full of Character The main house captivates with its authenticity: exposed stone walls, lauze stone roofs, and a large fireplace that promises cozy evenings. Every detail has been carefully designed to blend aesthetics, comfort, and modernity: double glazing, fine finishes, and beautiful bright volumes. On the ground floor, a large space of about 110 m², currently set up as a workshop, offers considerable potential for various uses (restaurant, wellness area, loft, etc.). The three detached buildings allow you to welcome family, friends or guests independently—perfect for developing a tourist activity (holiday cottages or bed and breakfasts). And the spacious 80 m² reception hall is ideal for hosting weddings, seminars, workshops, or cultural events. An Exceptional Natural Setting The estate covers 5 hectares, or approximately 50,000 m² of meadows and woods—a generous space where nature reigns. This vast land offers: Three beautiful wooden Scandinavian kites, perfect for unique



canoeing, climbing, caving, and hiking enthusiasts - Listed medieval villages.

Sainte-Énimie, La Couvertoirade, Peyre... - Numerous producer markets and local farms to savor products from the Aveyron and Lozère regions - Some of the most beautiful hiking and mountain biking trails in the southern Massif Central Thanks to its immediate proximity to the A75, you can easily reach Montpellier, Rodez, or Clermont-Ferrand, while enjoying a peaceful, restorative living environment. A rare

property, full of soul and potential, ideal as a primary residence, family home, or tourism project. A haven of peace where history, nature, and authenticity come together.

Fees and charges :