

## Price on request

### Contact agency

#### Scandimmo

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### For sale house

8 rooms

Surface : 211 m²

Surface of the living : 42 m²

Surface of the land : 813 m²

Year of construction : 1800

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : slate

### Features :

POOL, CALM, wine cellar, fireplace, No opposite

6 bedroom

1 terrace

2 bathrooms

3 WC

3 parkings

4 cellars

Document non contractuel

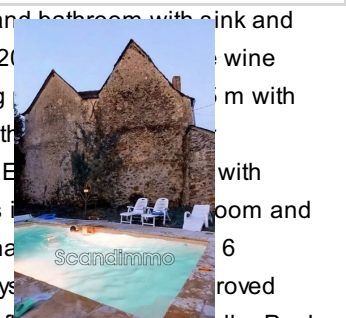
15/10/2025 - Prix T.T.C



## House 900 Le Bas Ségala

Historic Property Gem with Pool and Development Potential – Cadour, Aveyron  
Former notary's residence with rich architectural character and soul, thoughtfully modernised in recent years. Exposed natural stone walls and well-preserved historic details add warmth and authenticity. Perfect for those seeking a distinctive home with charm and character, combining authentic French rural style with modern comfort – in a region known for its beautiful landscapes, outdoor activities, cultural treasures and a pleasant climate. The property features impressive stone walls, a traditional lauze roof, granite staircases, exposed beams, an original stone well (closed), a notary's wooden cabinet, and a spectacular fireplace. These historic features are complemented by modern upgrades carried out with great attention to craftsmanship, local materials and in harmony with the style of the region. All works have been approved and are well documented. The barn and large cellar provide further possibilities for development and personal adaptation. - Approx. 800 m² enclosed plot with private courtyard and a lovely garden with mature trees. - Main house with approx. 180 m² living space across three floors, connected by a handcrafted ash staircase. - Spacious living and dining room with monumental working fireplace, fully equipped kitchen (renewed in 2014 with custom-made solid oak fronts), 3 bedrooms, bathroom and WC on the main floor. -

Converted left (2014/2015) with lounge, 2 bedrooms and bathroom with sink and  
bathroom (2014/2015) with lounge, 2 bedrooms and bathroom with sink and  
- Swimming pool (approx. 50 m²) with  
- or garage. - E  
improvements  
with 3 additional  
and electrical sys  
sanitary system meeting EU standards new concrete floor in part of the cellar Pool  
with updated technical systems: new sand filter, electrolysis system and pump  
(2023–2025) A private and sheltered property – perfect as a holiday retreat or full-  
time residence. Cadour is part of the commune of Le Bas Ségala in the Aveyron  
department, Occitanie region, located approx. 5 km east of Villefranche-de-  
Rouergue. This is a peaceful and authentic area of France, surrounded by rolling



countryside, historic villages and farmland. Train station: Villefranche-de-Rouergue

Nearest airport: Toulouse (also accessible via Montpellier)

Fees and charges :