



## Beautifully restored longhouse with large rooms,

12200, Martiel, Aveyron, Occitanie

\* Available \* 3 Beds \* 3 Baths

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# €430,000

Ref: BVI71746

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**French Entrée** 



## Property Description

This substantial stone-built property, originally four bedrooms, has been beautifully restored to provide large entertaining and recreational space.

Currently configured with three bedrooms, 2 shower rooms with WC and one bathroom with WC. There is a large fully fitted dine-in kitchen with pantry and traditional wine cave. Separate dining room, 2 salons and a huge room suitable for arts/crafts/music/games etc with several basement storage areas including boiler room and laundry room. One of the bedrooms and one salon are currently used for generating Bed and Breakfast rental income.

The grounds include a Pigeonier, a bread oven, a car port, a 13.5 x 6.5m swimming pool and an old three storey gate house that could be restored (subject to necessary permissions) as further accommodation, gite or granny flat. The gardens are well planted and include a secluded dining courtyard.

Just a short walk to the village and a 5-10 minute drive to Villefranche de Rouergue with its city shops and all amenities.

Self-contained office with power and WiFi access.

