



Character Farmhouse with views of Gorges D'Aveyron,

82250, Laguépie, Tarn-Et-Garonne, Occitanie

* Available * 3 Beds * 3 Baths

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€360,000

Ref: BVI72413

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French Entrée 

Property Description

South facing L shaped stone property provides 134 m² of living accommodation over 3 floors with gas central heating. On the ground floor there is a double bedroom with shower room/WC, a large fitted kitchen diner, an entrance hall with stairs to the first floor and a separate WC. On the first floor is a large living room with impressive fireplace and wood burning stove, a second master suite including dressing room and shower room with WC. The lounge has stairs to a converted loft space, currently used as 2 interlinked bedrooms, with a separate shower room with WC and a dressing/storage room. These rooms are built in to the roof space with Velux windows.

The property was initially renovated about 20 years ago, but has been well maintained by the current owners. It is light and bright and in good condition with some double glazing. There is a fabulous 2 storey stone barn connected to the house which offers the potential to add upto 167m² in living accommodation, subject to the necessary consents.

There are no near neighbours and this property is set in 1 hectare of land, which includes a well, a bread oven, pool house, with shower/WC and kitchen area and a heated 12m x 6m pool. From this spot you can glimpse views of the Pyrenees on a clear day. All amenities are just 4km away in Laguepie. The prefecture town of Villefranche de Rouergue is also less than half an hour away. If you fancy a change from Laguepie, La Fouillade is also just over 10 minutes away.

