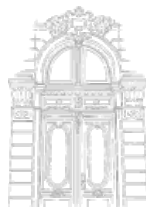


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

FAMILY CASTLE IN AVEYRON



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FAMILY CASTLE IN AVEYRON

COUNTRY CASTLE IN AVEYRON

Location: This castle is located in the Aveyron in Occitanie, a region with a beautiful natural and cultural heritage.

Near to a small village with all amenities, 45 minutes from Rodez and its TGV train station/airport, 2 hours from Toulouse, 7 hours from Paris.

Description :

A charming, fully furnished, human-sized castle with a surface area of 725 m² including 359 m² of outbuildings to be renovated.

The main building has 366 m² of living space spread over 3 floors, its south-western exposure gives it a pleasant natural light, its oak ceilings and floors give the property a warm atmosphere.

Its 6000m² of land offers an unobstructed view, its large salt water swimming pool is secure to accommodate children.

On the ground floor there is a large dining room with a monumental fireplace, a bread oven, a spacious and practical kitchen, a wine cellar adjacent to the kitchen and a laundry room.

On the first floor, the stone stairs lead to a large living room with oak parquet flooring and a French ceiling. The large cross window offers a panoramic view of the chateau's surroundings and the two stone fireplaces accentuate the warm and welcoming atmosphere of the chateau.

A library, a study adjoining the living room and 2 bedrooms.

The second floor consists of 2 master bedrooms with their own bathrooms located at each of the towers of the castle.

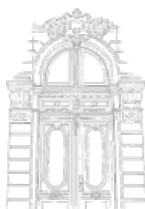
3 other bedrooms are located on the top floor.

Our opinion:

A castle of character on a human scale with lots of charm, for lovers of authenticity and old stones in an exceptional setting.

Prix : 795 000 € FAI

Réf. 1795 AG PP PP.



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