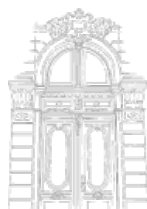


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

EXCLUSIVE LISTING BY PONCET & PONCET — AVEYRON



www.poncet-poncet.com

Exclusive Affiliate of Christie's International

PONCET & PONCET

L'Immobilier d'Exception
— F R A N C E —

EXCLUSIVE LISTING BY PONCET & PONCET — AVEYRON

Located near Rodez and the Lévézou lakes, we are delighted to present this remarkable residence designed in 1970 by renowned architect Alain Villaret.

The generous living spaces are bathed in natural light, thanks to the large windows that frame breathtaking views over the lush 1.8-hectare park. High-quality materials used in its construction bring a timeless elegance to every room.

Main features:

Grand living room of over 70 m² overlooking the park

Fully equipped kitchen

Mezzanine overlooking the living area

Study / Office

Dining room

5 bedrooms

2 bathrooms and 2 shower rooms

4 toilets

Swimming pool (11 x 5 m)

The property also includes:

A self-contained apartment

A pool house

A double garage

A large cellar

Nestled in an exceptional setting, surrounded by its private park and only 3 minutes from a village with all amenities.

An ideal property for either a primary or secondary residence.

Note: Roof maintenance required above the living room.

Contact:

Patrick PONCET

Cell : +33 (0)6 09 71 51 62

e-mail : patrick.poncet@poncet-poncet.com

Maison PONCET & PONCET

Exclusive Affiliate of Christie's International Real Estate – Occitanie

Prix : 850 000 € FAI

Réf. 2013 PP.



www.poncet-poncet.com

Exclusive Affiliate of Christie's International