

AMAZING MEDIEVAL HOUSE + BREATHTAKING VIEWS + STUNNING HILLSIDE VILLAGE ON CHEMIN-DE-ST-JACQUES-DE-COMPOSTELLE



INFORMATION

Town:	Conques-en-Rouergue
Department:	Aveyron
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	1321 m2

IN BRIEF

Hidden away in the ancient cobbled streets of Conques-en-Rouergue, this four-storey village house retains many of its 14th and 16th-century architectural features, along with its Regency-era décor, such as tall windows, high ceilings, carved stone fireplaces and chestnut floorboards.

The property has four spacious bedrooms (plus unrenovated loft space), making it an ideal size for a charming family home, a holiday home or a gîte to rent out to tourists who visit this picturesque hillside village all year round. You could also offer Bed & Breakfast accommodation to visitors, especially during the summer months and the skiing season. In addition, the Chemin-de-St-Jacques-de-Compostelle pilgrim route passes through Conques-en-Rouergue so you may like to set up a gîte d'étape for pilgrims.

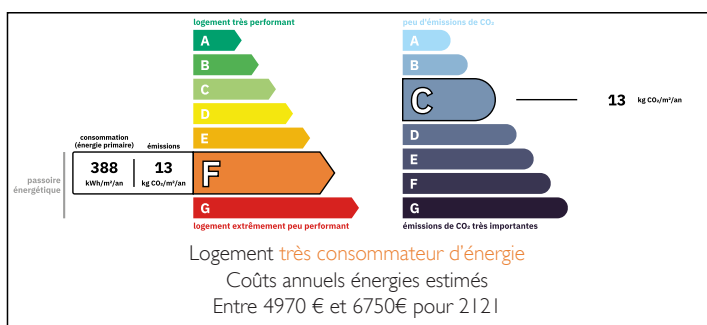
If you are looking for a wonderful family home or you would like a property with great business

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

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Located in the fairytale village of Conques-en-Rouergue in the Aveyron, this superb colombage village house dates back to the 14th century and was built into the hillside using local materials. The building was extended during the 16th century and much of the interior décor, such as the wood panelling on the walls, originates from the Empire (Regency) period.

Most of the houses in the village have ground floors which are just storage room, but one of the two rooms on the ground floor in this house was probably used by an artisan as a shop and workshop because it has a separate door opening out onto the street. Both rooms could be ideal for storing bicycles or for general storage so that the loft space on the top floor can be transformed into accommodation. Alternatively, one or both of the cellars would be perfect for using as a games room, a gym, a television room, a home cinema or even a snug, where you can enjoy after-dinner drinks in your very own private bar!

The property's main front door opens into an entrance hall with access to the two cellars/storage rooms and a carved wooden staircase up to the first floor.

The first floor comprises a lovely bedroom with a fireplace, a room which could be used as a sitting room/study/office/library/guest bedroom/children's bedroom... and a light and airy kitchen/dining room with a vast stone fireplace and new chestnut floor. Please note that you may want to modernise...

LOCAL TAXES

Taxe foncière: 599 EUR

Taxe habitation: EUR

NOTES