

Superb new price for historic town property with tower, vaulted ceilings, in south of France. Rare find!



INFORMATION

Town:	Réquista
Department:	Aveyron
Bed:	5
Bath:	3
Floor:	275 m2
Plot Size:	475 m2



IN BRIEF

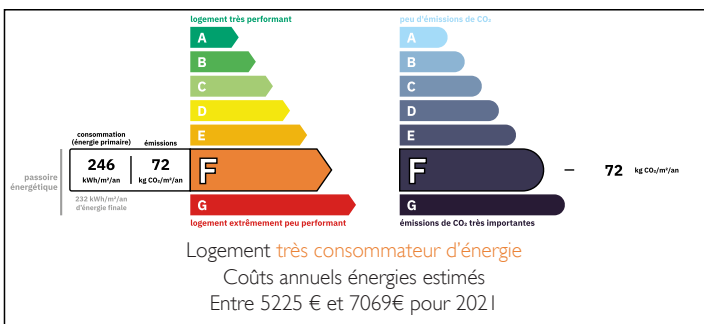
Rare opportunity to acquire a historic family home in the centre of a thriving market town. Could this be your chance to write a new chapter in a long history? Near Albi and Rodez in the south of France, this property offers character and practicality.

Full of surprising features and fascinating history. The two large reception rooms and generous kitchen/dining room are ideal for entertaining and the private rear courtyard garden offers shady spots beneath the trees for quiet moments or summer fun.

For sale furnished if desired. Combine some of the lovely old pieces with your own, redecorate and create a stunning home in this building that oozes history and charm.

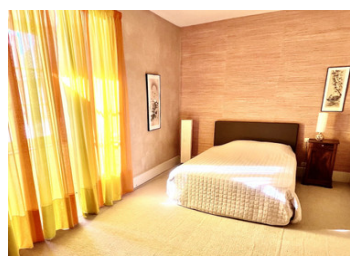
If you are searching for a bed and breakfast property, the three existing bathrooms for the five large bedrooms are a good start. Adding more is possible.

ENERGY - DPE



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.



DESCRIPTION

From the road, enter the front garden through the iron gate. Ancient wisteria arbour shading living room windows. Pass through the front door into the very generous entrance hall, vaulted plaster ceilings, flagstone floor.

To the right: airy reception room with wood-burning stove, built-in cupboard and access to the circular tower. Windows to front.

To the left: spacious living room with open fireplace, Windows to front. Door communicating with kitchen:

Fully fitted kitchen with solid wood doors. Large dining area. Windows to rear. Access to entrance hall.

From the kitchen, access to rear courtyard garden with stone paving and gravel, two shade trees. Access from courtyard garden to outbuilding housing utility room and former aviary/store.

Also from courtyard garden, access to small corridor, WC and back through to entrance hall. Alcove housing central heating boiler, storage. Door through to large vaulted stone storage space, a cellar but at ground level.

Broad, ancient wooden staircase to upper floors. These handsome stairs seem to hold the history of the house.

On an intermediary floor, a large bedroom overlooking the courtyard garden. Access to stone tower.

Further up to an open gallery giving access to:
Bedroom 1, double, overlooking front garden, access to tower

Bedroom 2, double, overlooking front garden
Bathroom with bath, shower over, bidet and wash hand basin, overlooking front garden. Accessible directly from bedrooms 1 and 2, and from gallery.

LOCAL TAXES

Taxe foncière: 1604 EUR

Taxe habitation: 1047 EUR

NOTES