

230 000 €

For sale house

6 rooms

Surface : 110 m²

Surface of the land : 3146 m²

Year of construction : 1979

Features :

double glazing

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

03/05/2025 - Prix T.T.C



House Conques-en-Rouergue

Charming Traditional House + Stone Barn Imagine a traditional house, built in 1970, that exudes the authenticity and charm of a bygone era. With its 107 m² of living space, this residence offers a spacious and bright living environment, ideal for a family seeking tranquility and comfort. The entrance welcomes you into a large 30 m² living room with reversible air conditioning and cast iron stove, bathed in natural light thanks to its large windows offering a clear view of the garden which offers you a friendly living space that is perfect for relaxing moments with family or evenings with friends. The house consists of six rooms, including five bedrooms, each offering a private and customizable space. The open-plan and fully equipped kitchen is a real asset for cooking enthusiasts. It invites culinary creativity while providing a pleasant living space. The interior, although requiring some refreshment, has a bathroom and a shower room in the bedroom in the basement, as well as two separate toilets, guaranteeing comfort and practicality on a daily basis, the possibility of creating one upstairs is possible. The 3,146 m² garden is a true haven of peace. Imagine yourself, on a balmy summer evening, enjoying an aperitif on the 23 m² veranda while admiring the sunset. This green space is ideal



architecture and slate roof do not detract from its charm, its interior with a timber frame and its traditional layout leaves free rein to the imagination to give it a second life. Located just 25 minutes from Marcillac Vallon and 15 minutes from Saint Cyprien sur Dourdou, you will find a kindergarten, an elementary school and middle schools, several general food stores, restaurants, as well as doctors and dentists, and a pharmacy. In addition, the house is located on the Way of St. James and the magnificent site of Conques en Rouergue, a thousand-year-old treasure of

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Code NAF 6831Z - SIRET 83760775300022 - Garantie financière : Pas de garantie financière nous ne détenons pas de fonds

Aveyron.

Fees and charges :

230 000 € fees included