

Farm to renovate: beautiful typical house with 2 barns, land of 2128 m

EXCLUSIVE

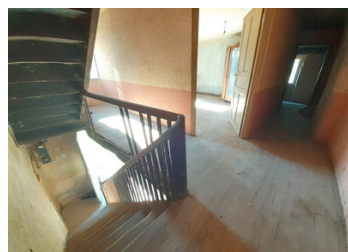


## INFORMATION

Town:	Lanuéjols
Department:	Aveyron
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	2128 m2

## IN BRIEF

Beautiful traditional farmhouse in need of restoration comprising a house of approx. 107 m<sup>2</sup>, 2 barns and 1 hangar on flat, enclosed land of 2128 m<sup>2</sup>. The roof of the house was completely redone in 2022 and the aluminium double-glazed windows were also installed in 2022. The roof of a barn is also brand new. Superb house comprising, on the ground floor, an 18 m<sup>2</sup> lounge and a 26 m<sup>2</sup> kitchen/dining room. First floor: 2 bedrooms of 20 and 16 m<sup>2</sup> and a 7 m<sup>2</sup> room for a shower room. There is potential to extend by converting the attic space, which has a floor area of 52 m<sup>2</sup>. A number of outbuildings provide scope for different types of project: - a 2-storey barn of approx. 190 m<sup>2</sup>, - a 2nd barn of 83 m<sup>2</sup> on 2 levels, - and a large shed to the rear of the buildings. Quiet, unoverlooked setting. Close to the main shops and...



## ENERGY - DPE



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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

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES