

630 000 €

For sale propriété

13 rooms

Surface : 407 m<sup>2</sup>

Surface of the land : 69068 m<sup>2</sup>

Year of construction : 1800

View : Panoramique

10 bedroom

1 bathroom

3 showers

4 WC

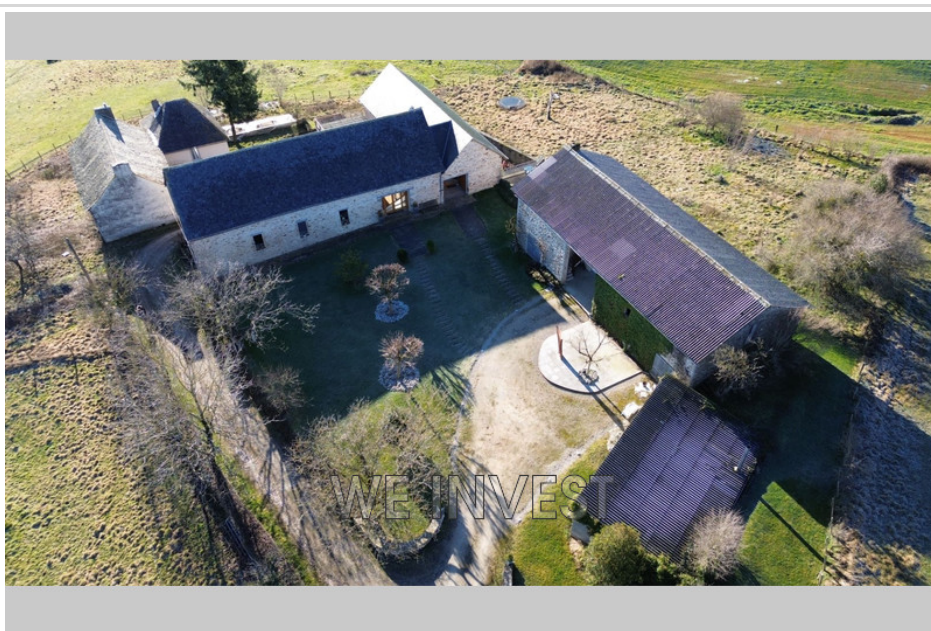
2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

13/03/2025 - Prix T.T.C



## Propriété 158 Baraqueville

Property on more than 6 hectares 5 minutes from Baraqueville and 20 minutes from Rodez city center Imagine a property where old world charm meets modern comfort. The main house, converted in 2011 from two adjoining 19th century barns, offers quality services and a living area of approximately 275m<sup>2</sup>. On the day side, you will be charmed by the large living room with a surface area of approximately 92m<sup>2</sup> with access to the terrace and bay window offering a clear view of the land of more than 6 hectares. On the night side, this property offers 4 bedrooms (one of which is converted into an office), a master suite with bathroom, a linen room/laundry room, a shared shower room and two separate toilets. On the mezzanine, at the level of the old stables and pigsty, more than 310m<sup>2</sup> of surface area used as a cannery, cellars and storage. The attic, insulated, has a floor for a total floor area of 330m<sup>2</sup>. Three large terraces adorn the house so you can enjoy the sun all day long. The old house, with a living area of approximately 133m<sup>2</sup> with a mezzanine of approximately 103m<sup>2</sup> used as cellars, is to be renovated. It currently has a dining room, a kitchen, a living room and 6 bedrooms. Under the eaves, a convertible attic accessible from an insulated staircase on the ground. Two annex



two houses - plots used as meadows with a spring, part of which is the subject of a multi-year agricultural or grazing exploitation agreement (details of the agreement on request).  
Tél: 05 65 68 00 92 - contact@occimmoconseil.com

Carte professionnelle n°CPL 1202 2020 000 044 846 - RCS Rodez B 837 607 753

Fees and charges :

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

630 000 € fees included