



## Renovated Detached family house

### Στοιχεία μεσίτη

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| Όνομα:           | ArKadia                                                                                          |
| Όνομα εταιρείας: |                                                                                                  |
| Χώρα:            | United Kingdom                                                                                   |
| Τηλέφωνο:        |                                                                                                  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 261,094.34 |

### Τοποθεσία

|                        |                          |
|------------------------|--------------------------|
| Χώρα:                  | France                   |
| Νομός/Περιοχή/Επαρχία: | Occitanie                |
| Πόλη:                  | Villefranche-de-Rouergue |
| Ταχυδρομικός κωδικός:  | 12200                    |
| Δημοσιεύθηκε:          | 02/05/2026               |

#### Περιγραφή:

Ideally located close to shops, schools and the town centre within walking distance, this detached house offers approximately 90 m<sup>2</sup> of living space and has been completely renovated! It features an entrance hall leading to a light-filled living room with a bow window, a semi-separate kitchen, three bedrooms ranging from 9 to 12 m<sup>2</sup>, a bathroom with a walk-in shower and a separate toilet.

Full basement with garage, cellars and boiler room. Town gas heating and reversible heat pump. Recent boiler and roof; mains drainage. Significant recent work has been carried out: insulation of walls, attic and basement, replacement of PVC double-glazed windows, new electrical installation, roller shutters, reversible air conditioning.

At the rear of the house, enclosed garden with trees covering 1,569 m<sup>2</sup>. An outbuilding of approximately 35 m<sup>2</sup> completes the property.

Don't delay in discovering this property in a quiet residential neighbourhood, offering unobstructed views of the town and the collegiate church.

#### \* Location Details

Close to the Historic Bastide town of Villefranche Du Rouergue. Supporting many tourist attractions, events throughout the year, including art and music event: This town support the areas with many larger amenities, shops, a large selection of restaurants and bars and a train



---

station, with trains daily direct to Toulouse.

Villefranche du Rouergue is known for its Thursday morning Market with local producers and much more.

The area has many tourist areas all within an hours drive including Najac, Cordes sur Ciel, Figeac, Rodez (the Capital of the Aveyron), Conques.

Supported by three airports, Rodez, approx 50 mins, Brive, approx 1hr and 20 mins and Toulouse under 2 hours, this is an area is a hidden gem.

#### \* Property Details

Ideally located close to shops, schools and the town centre within walking distance, this detached house offers approximately 90 m2 of living space and has been completely renovated!

It features an entrance hall leading to a light-filled living room with a bow window, a semi-separate kitchen, three bedrooms ranging from 9 to 12 m2, a bathroom with a walk-in shower and a separate toilet.

Full basement with garage, cellars and boiler room. Town gas heating and reversible heat pump. Recent boiler and roof; mains drainage. Significant recent work has been carried out: insulation of walls, attic and basement, replacement of PVC double-glazed windows, new electrical installation, roller shutters, reversible air conditioning.

At the rear of the house, enclosed garden with trees covering 1,569 m2. An outbuilding of approximately 35 m2 completes the property.

Don't delay in discovering this property in a quiet residential neighbourhood, offering unobstructed views of the town and the collegiate church.

#### \* Sales Details

Partner Agent Mandate - Delegation. Agency fees payable by the buyer. Prix de vente honoraires TTC inclus (Price including agency fees and VAT) : 225000€.

Prix de vente honoraires TTC exclus (Price including VAT but excluding agency fees) : 215000€.

Honoraires de 4.65% a charge acquereur

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques:

#### \* About Us

France Property Angels - We are an English Speaking Estate Agent specialising in the international market. We are based in France and have 20 years of experience. Our clients have access to our extensive property portfolio and benefit from our free property finding service. Clients who have bought through us are particularly complimentary about the standard of service we provide throughout the buying process

#### \* Contact Us

Contact our Commercial Agent: Jeanette Johnson

Number of reception rooms : 1 :



Number of bedrooms : 3 :  
Number of bath/shower rooms : 1 :  
Habitable Area : 87 m2  
Land Area : 1569 m2 :  
Taxe Fonciere : €1717; :  
Storage : Yes:  
Garage : Yes:  
Parking: Yes :  
Postcode: 12200:  
Near Town Centre: Yes:  
Garden : Yes:

- \* Historic town of villefranche-de-rouergue
- \* Trains to toulouse
- \* Bars and restuarants
- \* Access to all levels of schooling
- \* Three airports support this location
- \* Amenities close
- \* Countryside walks

Κατάσταση: Reformed

## Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 87 τ.μ  
Μέγεθος αυλής: 1569 τ.μ

## Building details

Parking: Ναί  
Number of Garages: 1

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/PFYR-T201298/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T201298/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1658-15732-06973



IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

---

