



AMAZING MEDIEVAL HOUSE + BREATHTAKING  
VIEWS + STUNNING HILLSIDE VILLAGE ON  
CHEMIN-DE-ST-JACQUES-DE-COMPOSTELLE



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HILLSIDE VILLAGE ON CHE  
MIN-DE-ST-JACQUES-DE-C..



PROPERTY FACT FILE	
REFERENCE	A21788CEL12
PRICE	€ 350,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	215 m²
LAND	1321 m²
TOWN	Conques-en-Rouergue
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Barns - outbuildings, Well
<small>*Price based on current exchange rate which is subject to change</small>	





- Medieval hillside house + hilltop garden+fab views
- On Chemin-de-St-Jacques-de-Compostelle/GR65
- Famous Medieval village, many tourists + pilgrims
- Good business potential - B&B/pilgrim gîte d'étape
- Authentic + original 14th/16th C architecture

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Hidden away in the ancient cobbled streets of Conques-en-Rouergue, this four-storey village house retains many of its 14th and 16th-century architectural features, along with its Regency-era décor, such as tall windows, high ceilings, carved stone fireplaces and chestnut floorboards.

## DESCRIPTIF

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Located in the fairytale village of Conques-en-Rouergue in the Aveyron, this superb colombage village house dates back to the 14th century and was built into the hillside using local materials. The building was extended during the 16th century and much of the interior décor, such as the wood panelling on the walls, originates from the Empire (Regency) period.

Most of the houses in the village have ground floors which are just storage room, but one of the two rooms on the ground floor in this house was probably used by an artisan as a shop and workshop because it has a separate door opening out onto the street. Both rooms could be ideal for storing bicycles or for general storage so that the loft space on the top floor can be transformed into accommodation. Alternatively, one or both of the cellars would be perfect for using as a games room, a gym, a television room, a home cinema or even a snug, where you can enjoy after-dinner drinks in your very own private bar!

The property's main front door opens into an entrance hall with access to the two cellars/storage rooms and a carved wooden staircase up to the first floor.

The first floor comprises a lovely bedroom with a fireplace, a room which could be used as a sitting room/study/office/library/guest bedroom/children's bedroom... and a light and airy kitchen/dining room with a vast stone fireplace and new chestnut floor. Please note that you may want to modernise the kitchen, which retains all of its original features

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21788CEL12>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

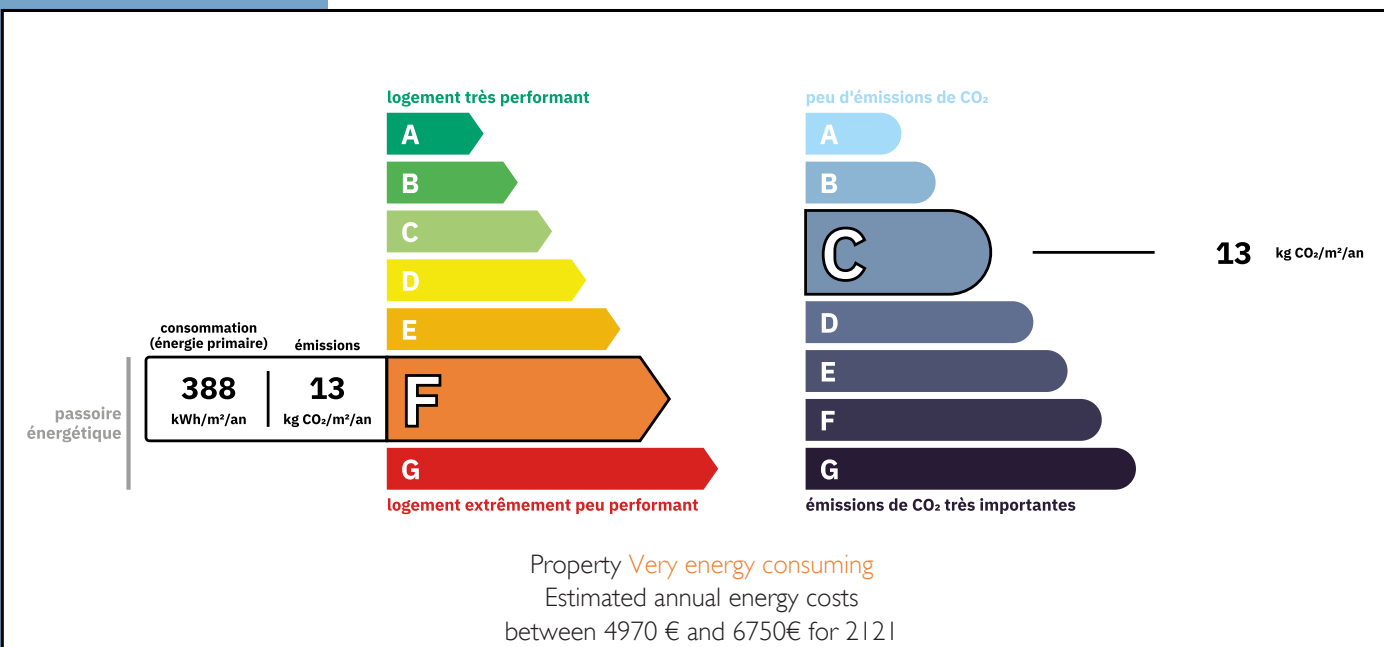
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : A21788CEL12  
FILE COMPLETE  
AND PHOTOS  
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