



Ref : 8376CHG

### High standards residence for sale in the south-west

Area



Habitable : 245 m<sup>2</sup>



Usable : 490 m<sup>2</sup>



Land : 27 Ha

1 158 000 €

**Luxurious residence for sale Lot.** Converted farm house and outbuildings set in a 67 acres domain made of meadows and woods in a protected Country Park. Main house with a pigeonnier, guest house, large and small barns, bread-oven, swimming pool and summer lounge. View. No nuisance.

#### IN SUMMARY

Rooms : 8  
Bedrooms : 6  
Bathrooms : 4

Swimming pool : yes  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Fuel

**Advantages :** In the heart of its domain | Perfect state

#### SERVICES

#### ENERGY INFORMATION

Consommation conventionnelle 170,00 kWhép/m<sup>2</sup>.an



Estimation des émissions 39,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Chateaux

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## — DESCRIPTION

Main house :

Ground floor :

Sitting room of about 53m<sup>2</sup>, inglenook fireplace

Dining room of about 31m<sup>2</sup>, fitted inglenook fireplace, old stone sink

Kitchen of about 8m<sup>2</sup>, fitted

Back kitchen

Toilets

Bedroom of about 15m<sup>2</sup> en-suite with

Bathroom of about 4m<sup>2</sup>, washbasin, shower, spa bath and

Separate toilets

Upstairs :

Landing of about 12m<sup>2</sup> distributing :

Bedroom of about 25m<sup>2</sup> of which an edge is the pigeonier, wood worked integrated cupboards and clothes rail

Bedroom of about 10m<sup>2</sup>

Bedroom of about 23m<sup>2</sup>, wood worked integrated cupboards and clothes rail, mezzanine of about 6m<sup>2</sup> with access to the attic of about 16m<sup>2</sup>

Bathroom of about 6m<sup>2</sup>, washbasin, bath, bidet and toilets

The ground floors are tiled of terracotta, the floors upstairs are made of chestnut wood and insulated.

The dormers windows upstairs are all fitted with woodworked inside shutters.

The stairs are made of elm.

Oil central heating with low temperature water in the ground floors and radiators upstairs.

Individual normalized sewage recently installed.

Summer lounge :

Covered and half-open summer lounge of about 42m<sup>2</sup> with a fitted kitchen corner, fireplace, plancha, floor tiled of stone

Bedroom of about 8m<sup>2</sup>

Shower room of about 5m<sup>2</sup>, washbasin, shower and toilets.

Outside terrace tiled of stone onto the landscaped area with a panoramic view

Personalized swimming pool with a waterfall and spa bench.

Guest house :

Independent small house of about 40m<sup>2</sup> including

Bedroom with an enclosed fireplace and electrical heating

Toilets and washbasin

Convertible attic.

Barn :

Barn of about 136m<sup>2</sup> on the ground, including 3 shift half-levels of which 2 accessible from the ground level, for a total of 196 useful m<sup>2</sup>,

with the heating fittings, workshop, garage and half-buried wine cellar.

A stone small house and an old bread-oven complete the whole to make a hamlet of charm, invisible in secret of its 67 acres of which about 20 of meadows and 7 of wood, out of any nuisance, in the Causses of Quercy Country Park.

10mn from a village with all local amenities, 15mn from a town with secondary school, hospital, rail station (Paris-Toulouse), easy access to A20, 40mn from the Brive-Cressensac airport, 1h30 from Toulouse.

Are you interested ?



Marie

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