



Ref : 9075PJP

### Beautiful white stone real estate, bed and breakfast, nice views

Area



Habitable : 267 m<sup>2</sup>



Usable : 55 m<sup>2</sup>



Land : 1 Ha

428 800 €

**Farmhouse & Mas for sale Lot.** Quercy Blanc, Beautiful property of 317m<sup>2</sup> composed of a main house of 90 m<sup>2</sup>, two holiday cottages; one of 120 m<sup>2</sup> and another of 45 m<sup>2</sup> and two guest rooms, a swimming pool of 10x5 with chlorine system, a spa and a sauna. The whole combination on a ground of 10193 m<sup>2</sup>. Well. Open views over a nice touristic village.

#### IN SUMMARY

Rooms : 15  
Bedrooms : 10  
Bathrooms : 5

Swimming pool : yes  
Garage place : 1  
Parking space : 2  
Outbuildings : yes



Heat pump



Adsl

**Advantages :** Not isolated countryside | Beautiful views

#### SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 20 mn



Elementary : 2 mn

Middle School : 2 mn

High school : 15 mn



25 mn



25 mn



60 mn



60 mn

#### ENERGY INFORMATION

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

Estimation des émissions 9,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Chateaux

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## DESCRIPTION

Main house:

Ground floor

Kitchen : 13m<sup>2</sup>, equipped, opened onto the living room.

Living room / lounge: 24m<sup>2</sup>, exposed stone walls

First floor:

Bedroom 1: 12 m<sup>2</sup>. massive wooden floor , double glazing.

Bedroom 2: 11 m<sup>2</sup>. massive wooden floor, double glazing.

Bedroom 3: 10 m<sup>2</sup>. massive wooden floor, double glazing.

Shower-room: 4 m<sup>2</sup>.

Holiday cottage 1:

Kitchen / living room : 25 m<sup>2</sup>, american, equipped, completely renovated, stone floor, double glazing

Bedroom: 14 m<sup>2</sup>. massive wooden floor , double glazing.

Shower-room: 3m<sup>2</sup>. Stone floor.

Holiday cottage 2:

Kitchen/ living room: 49m<sup>2</sup>. Reversible air conditioning, double glazing, double insulation.

Bedroom 1: 12 m<sup>2</sup>.

Shower-room: 3 m<sup>2</sup>

Mezzanine: 14 m<sup>2</sup>

Bedroom 2: 9.5m<sup>2</sup>

Bedroom 3: 9m<sup>2</sup>

Bedroom 4: 13 m<sup>2</sup>

Guest rooms :

Bedroom 1: 14 m<sup>2</sup>

Shower-room 1: 4 m<sup>2</sup>

Bedroom 2: 14 m<sup>2</sup>

Shower-room 2: 4 m<sup>2</sup>

Garage: 27 m<sup>2</sup>

Spa / sauna with a bathroom : 6 m<sup>2</sup>

Wooden landscaped park with private entrance

Are you interested ?



Marie

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