



Ref : 9099CHG

**In the Lot, nice equestrian property in stones for sale, 12 Ha. Rare.**

Area



Habitable : 275 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 12,1 Ha

453 000 €

**Property & Domain for sale Lot.** In the Lot, for sale, nice and peaceful equestrian property close to the road of Saint Jacques de Compostela and many excursions by foot, horse or bicycle. A main stone house of 158 m<sup>2</sup>, a second house of 109 m<sup>2</sup>, outbuildings, club house, a tack room, 2 sheds, 6 boxes, more than 11 hectares of land with a manege for horses, woods, meadows, land worked. Rare, ideal for a breeding project, organic farming or guest houses.

#### IN SUMMARY

Rooms : 8  
Bedrooms : 4  
Bathrooms : 3

Swimming pool : no  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Heat pump



Adsl

**Advantages :** property 12 Hectares | Equestrian farm

#### SERVICES



1st Shops : 7 mn



All shops : 7 mn



Health : 35 mn



Elementary : 7 mn

Middle School : 7 mn

High school : 35 mn



35 mn



40 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 137,00 kWh/m<sup>2</sup>.an

Estimation des émissions 41,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

Main house 158 m<sup>2</sup> :

Ground floor :

Living room with equipped kitchen and chimney 73 m<sup>2</sup>

Laundry with shower and lavatory 19 m<sup>2</sup>

Level 1 :

Room 20 m<sup>2</sup>

Room 10 m<sup>2</sup>

Bathroom with corner bath, lavatory 10 m<sup>2</sup>

Dressing 5 m<sup>2</sup>

Night hall : 13 m<sup>2</sup>

Vaulted cellar 57 m<sup>2</sup>

Terrace

Heat pump : underfloor heating at the ground floor and radiators at the 1st level

Second house :

Ground floor :

Living with equipped kitchen 34 m<sup>2</sup>

Veranda 11 m<sup>2</sup>

Lavatory

Level 1 :

Large Lounge 25 m<sup>2</sup>

Room 9 m<sup>2</sup>

Room 16 m<sup>2</sup>

Shower room and toilettes 6 m<sup>2</sup>

Radiators with accumulation system

Double glazed windows

Sanitation: septic tank

Outbuildings :

Club house 18 m<sup>2</sup>

1 shed in stones 108 m<sup>2</sup>.

1 vaulted saddlery 20 m<sup>2</sup>

Stables 73 m<sup>2</sup> with 4 boxes

1 shed + 2 boxes 106 m<sup>2</sup>

Are you interested ?



Marie

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