



Ref : 9256NDC

**Typical property of Quercy on 88Ha, two houses and outbuildings, rare.**

Area



Habitable : 210 m<sup>2</sup>



Usable : 630 m<sup>2</sup>



Land : 89 Ha

820 000 €

**Luxurious residence for sale Lot.** In the Regional Park. Real estate complex offering a 170m<sup>2</sup> Quercynoise house in perfect condition. Barn 230m<sup>2</sup> on the ground with a guest room. Outbuildings transformed into a workshop and guest house. Swimming pool. Land 88Ha, private hunting. Calm and beautiful views.

#### IN SUMMARY

Rooms : 11  
Bedrooms : 7  
Bathrooms : 4

Swimming pool : yes  
Garage place : 3  
Parking space : 30  
Outbuildings : yes



Fuel and Electricity



Adsl

**Advantages :** Gorgeous combination | 88 hectares for private hunting

#### SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



45 mn



35 mn



60 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

A B C D E F G

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

A B C D E F G



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## — DESCRIPTION

In the Causses du Quercy Regional Natural Park.

Near the pilgrims' route to Santiago de Compostela.

Beautiful property typical of the Lot, offering a main house of 170m<sup>2</sup>, a small cottage and a guest room independent.

Many period features, stone and exposed beams, large living room, master bedroom en suite with spa in its private courtyard.

Beautiful renovation, while preserving the elements of character.

Authentic barn of 230m<sup>2</sup> on the ground on 2 levels, in perfect condition, with a very beautiful framework and many large openings.

Swimming pool and its relaxation area.

Land of 88Ha, with private hunting, beautiful view on nature, quiet.

Main house.

Garden level

Entrance: 3.50m<sup>2</sup>, wooden staircase serving the standard of living.

Clearance: 6m<sup>2</sup>.

Changing room with sink and toilet: 9.50m<sup>2</sup>, independent entrance.

Master bedroom 1: 34m<sup>2</sup>, exit on a private courtyard closed with spa.

Bathroom en suite: 16m<sup>2</sup>, exterior exit.

Boiler room, laundry room: 12.50m<sup>2</sup>, outside exit under the stone vault.

Living area, solid wood floors on the ground, interior and exterior shutters.

Access by main stone staircase

Covered terrace called "bolet": 9m<sup>2</sup>.

Living room: 51m<sup>2</sup>, stone fireplace, original old cupboard, wooden staircase leading to the bedrooms in the attic.

Separate and equipped kitchen: 13m<sup>2</sup>,

wood stove

Soullarde, stone floor and beautiful stone sink, vaulted ceiling crossed with warheads.

Bedroom 2 or office: 10m<sup>2</sup>.

Bearing: 2.40m<sup>2</sup>.

Converted attic space

Staircase landing: 6m<sup>2</sup>.

Dressing room: 4.50m<sup>2</sup>.

Parental bedroom 3 through: 51m<sup>2</sup> floor area

Bedroom 4: 12.50m<sup>2</sup> floor area

Guest house fitted out in the restored bakery: 25 m<sup>2</sup> floor area

Ground floor:

Fully equipped kitchen with dining area,

bathroom,

wc,

Functional bread oven.

Mezzanine sleeping area: about 9m<sup>2</sup> floor area

Guest room in the barn: 20m<sup>2</sup>.

Sink, bathroom with toilet, access to the private courtyard.

Barn: 230m<sup>2</sup> floor area and attic with high roof structure in perfect condition.

Many openings.

Swimming pool: 10m x 5m + 1.25m x 2.5m (steps).

Relaxation area

Stone enclosed terrace and 2 gates: 73 m<sup>2</sup>.

Kitchen and dining room: 16 m<sup>2</sup>.

Bathroom: 7 m<sup>2</sup>, shower, sink, toilet.

Renovated workshop: 25m<sup>2</sup> floor area + attic.

Dovecote to be restored on 2 levels: 4.75m in diameter.

Small stone sheepfold of 5m<sup>2</sup> floor area

Park enclosed by stone walls.

Large wrought iron gate and 2 gates.

2 wells.

Land of 88Ha composed of woods and meadows largely adjoining the property with some scattered plots.

The property is located on the edge of a small hamlet of 4 houses surrounded by woods.

Are you interested ?



Marie

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