

Spacious Middle Ages stone house and exhibition area, old village, Lot.

Area

Habitable: 150 m²

公 Usable:

O Land:

309 000 €

House of character for sale Lot. Unusual. Middle Ages house of 160m² with 3 Rooms each of 43m². Independent shop and artist gallery of 58m². Terraces and nice vegetable garden. Dominant situation and stunning views over a picturesque village and the river. Perfect situation for tourist business and artist activity, exhibition hall.

IN SUMMARY

Rooms: 5 Bedrooms: 2 Bathrooms: 2 Swimming pool: no Garage place : nc Parking space: 4 Outbuildings: yes

₩ Fuel

Advantages: Important possibility for tourist business. | Big rooms, terraces and garden.

SERVICES

1st Shops: 10 mn

All shops: 25 mn

Health: 25 mn

Elementary: 51 mn

Middle School: 25 mn High school: 25 mn

₹ 70 mn

25 mn √m 25 mn

ENERGY INFORMATION

Consommation conventionnelle 229,06 kWhep/m².an

Estimation des émissions 68,72 kg éqCO2/m².an































DESCRIPTION

House

Ground Floor

Large portal, 1st big terrace.

Laundry with heating system area and cellar 13m².

Room of 42.50m², shower room 9m², wooden stairs going up to

1st Floor.

Independent access by outside stairs.

Kitchen 13m², exit to 2nd terrace with a nice dominant view.

Independent toilet on the terrace.

Room of 43.50m², old big stone fireplace and sink, wooden stairs going up to Attic Floor.

Room of 43m² and en suite bathroom of 13m², nice wooden exposed beam.

The house has a central fuel heating system with cast iron radiators.

Former old barn converted into an artist gallery and shop.

Ground floor 35m², wooden and stone original fixtures, entrance by the street and exit to 2nd Terrace of the house.

Mezzanine 23m², toilets.

A vegetable garden dominates the house and the village.

About 20 vine stocks, garden shed, running water stock.

Private parking for 3-4 cars.

The house can be transformed into 2 independent apartments.

