



Ref : 9277CHG

Farm with typical house, barns and bread oven for sale

Area



Habitable : 130 m²



Usable : 205 m²



Land : 8 Ha

259 000 €

Farmhouse & Mas for sale Lot. In a little hamlet on the Causses du Lot, close to lively villages, former farm restored and its outbuildings, a combination full of charm composed of a main stone house on 2 levels, with cellars, of about 140m² and its beautiful outbuildings. Vaulted bread oven, barn garage, workshop, cistern, organized around a courtyard enclosed with stone walls. Several gardens for a total of 1140m² around, land close to the buildings for 1.30ha and detached meadows and woods for 7 ha. Main house

IN SUMMARY

Rooms : 8
Bedrooms : 4
Bathrooms : 2

Swimming pool : no
Garage place : 1
Parking space : 2
Outbuildings : yes



Wood



Adsl

Advantages : Stone buildings, a lot of charm | Ideal for secondary home

SERVICES



1st Shops : 8 mn



All shops : 10 mn



Health : 25 mn



Elementary : 8 mn

Middle School : 10 mn

High school : 25 mn



40 mn



40 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 198,00 kWh/m².an

Estimation des émissions 2,00 kg éqCO₂/m².an



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— DESCRIPTION

Access to the first floor by a stone staircase

Nice living room : 26.30m², souillarde, kitchen d dining room area, open fire place, stairs to the upper floor

Lounge with fire place : 13.28m², access by entrance on the terrace side

Entrance : 3.10m²

Bathroom : 4.80m², bathtub, wc, towel dryer, window

Bedroom 1 : 16m², varnished wooden oak floor, 2 windows

Living room side : stairs leading to a landing with cupboards : 7.94m²

Shower room : 2.10m²

Bedroom 2 : 9m²

Main staircase, made of wood with 3 first steps in stone located in the living room.

Up stairs :

Large room used as a lounge, office, workshop or extra bedroom : 15.90m²

1 wc with wash basin : 1.56m²

Bedroom 3 : 7.50m² (21m² floor area)

Ground floor :

Office : 11.77m²

Extra bedroom : 9.89m²

Cellars : 26.43m²

Laundry : 24.60m²

Water cistern : 10m³

Barn convertible on 2 levels (40m²x2)

Workshop

Garage

Vaulted bread oven

The garden is enclosed with stone walls

At the back of the house, a second garden with vegetable garden

Land on the other side of the little road for about 1.30ha

Central heating system by wood boiler with hot water tank

Main drainage

A lot of charm...

Are you interested ?



Marie

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