



Ref : 9371TPL

**Quiet location, close to amenities, restored farm with swimming pool**

Area



Habitable : 281 m<sup>2</sup>



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



Land : 9 603 m<sup>2</sup>

598 000 €

**Farmhouse & Mas for sale Lot.** In the Quercy protected park, stone farm that has kept all its identity and its charm, 270m<sup>2</sup> net living space, 7 bedrooms, 1 en suite bedroom, 5 bathrooms, a bathroom, fitted and equipped kitchen, storage space, large living room with fire place, a guest house of 41m<sup>2</sup> with 2 bedrooms, secured swimming pool, biological orchard, in a quiet environment close to all amenities, schools and all major tourist site of the region. Stone cistern with stone cover, former pigsty. Nice open views, close to St Jacques de compostelle pilgrims route. Ideal for a family home or a guest house. House Ground floor Hall : 27.50m<sup>2</sup>, in former barn, sand stone floor, refrigerator, microwave oven, cattle, radiator on central gas heating system. Bedroom 1 : 14.15m<sup>2</sup>, south west exposure, sand stone floor, cupboards, double glassed door with double glazing and terrace access, brick partition bay, shower room with Italian shower, basin, wc, blowing heater, smoke detector, low voltage lights. Bedroom 2 : 19m<sup>2</sup>, sprung floor, brick partition door, independent wc, electric radiator, ventilation, double glassed door with double glazing, Italian shower, basin, towel dryer electric radiator, Staircase leading to the corridor of 4.30m<sup>2</sup>, sand stone floor, stone sink Staircase leading to the first floor Private wc : 1.50m<sup>2</sup>, hand wash Kitchen : 17.50m<sup>2</sup>, fitted and equipped, sand stone floor, exposed beams, top and bottom kitchen elements, stainless-steel work plan, Whirlpool micro wave, Samsung oven, cooker with oven, 5 gas burner, hood, Miele dish washer, double stainless steel sink, access to the west stone terrace Storage space and laundry : 6m<sup>2</sup>, washing machine and dryer, Styx, electric meter Living room : 51m<sup>2</sup>, composed of a dining room area of 31m<sup>2</sup> with sand stone floor, exposed beams, double glazing, 2 stone sink and a lounge area of 20m<sup>2</sup>, sand stone floor and exposed beams, double glazing, fire place with wood stove Supra.

#### IN SUMMARY

Rooms : 15  
Bedrooms : 10  
Bathrooms : 7

Swimming pool : yes  
Garage place : nc  
Parking space : 5  
Outbuildings : yes



Gas and Electric



Adsl

**Advantages :** Quiet location | Close to all amenities

#### SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 15 mn



Elementary : 3 mn

Middle School : 3 mn

High school : 15 mn

**Maisons & Chateaux**

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## ENERGY INFORMATION

Consommation conventionnelle 204,00 kWh/m².an



Estimation des émissions 25,00 kg éqCO<sub>2</sub>/m².an



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## DESCRIPTION

First floor :

Corridor : 8.70m<sup>2</sup>, sand stone floor, 2 north windows

Bedroom 3 : 18.60m<sup>2</sup>, sand stone floor, window on pool side, electric radiator, shower room, wc, corner shower, basin, mirror

Bedroom 4 : 19m<sup>2</sup>, sand stone floor, window on pool side, shower room with corner shower, basin, mirror

Bedroom 5 : 15.85m<sup>2</sup>, sand stone floor, window on pool and parking side, electric radiator, shower room, wc, corner shower, basin, mirror, ventilation

Corridor : 12.50m<sup>2</sup>, solid wooden floor, radiator on central heating system, window, access to the fitted attic

Master bedroom 6 :

Landing : 2m<sup>2</sup>, solid wooden floor

Bathroom : 12.50m<sup>2</sup>, sand stone floor, bathtub, Italian shower, double basin, mirror, west window, large towel dryer radiator on central heating system, exposed beams

Independent wc : 1.55, sand stone floor

Bedroom : 17.50m<sup>2</sup>, solid wooden floor, large wardrobe, dormer window on west side, double glazing, exposed beams

Bedroom 7 : 12.75m<sup>2</sup>, solid wooden floor, radiator central heating, dormer window west side, double glazing

Bedroom 8 : 17.40m<sup>2</sup>, solid wooden floor, high ceiling, exposed beams, radiator central heating, window west side, double glazing

Guest house : 41m<sup>2</sup> on 2 levels, in the former stone sheepfold, equipped kitchen, living room, shower room, wc and 2 bedrooms

Water cistern : from 18300, stone, with stone roofing, 18m<sup>3</sup>, for garden watering

Former pigsty to store equipment

Cellar with gas condensation boiler, gas tank, in the adjacent field on kitchen side

Septic tank, grease tank, spreading

Biological orchard with numerous spices for marmalades

Swimming pool : 12x6m, liner, sand filter, chloral system, wood beach, secured with gate and secured portal

Nice combination that has kept all its identity nevertheless very comfortable, in a quiet and preserved environment, 5mn from to all amenities, schools and all major tourist site of the region.

Would ideally suit a family home or a B and B business

Are you interested ?



Marie

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