



Ref : 9404NDC

Contemporary house for sale, beautiful views, big land, LOT region

Area



Habitable : 167 m²



Usable : 323 m²



Land : 1,6 Ha

356 000 €

House of character for sale Lot. Located on a plateau with panoramic views and a picturesque village on the horizon. Large contemporary villa of 167sqm of living area and 156sqm² of basement suitable for conversion with 2nd kitchen and bathroom. Equestrian facilities. Swimming pool. Shed for 2 big vehicles. Land of 1.6Ha.

IN SUMMARY

Rooms : 7
Bedrooms : 3
Bathrooms : 3

Swimming pool : yes
Garage place : 4
Parking space : 5
Outbuildings : yes



Fuel



Adsl

Advantages : All modern comfort | Impressive views and equestrian facilities

SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 20 mn



20 mn



15 mn



40 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 99,00 kWh/m².an

Estimation des émissions 23,00 kg éqCO₂/m².an



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DESCRIPTION

House

Ground floor

Entrance 10sqm

Living room 63sqm² including open kitchen 12sqm², wood stove, large bow windows overlooking the terrace.

Corridor 5m x 0.81m

Washroom 1.40sqm

Bedroom 1 of 15.60sqm

Shower room 5.40sqm

Bedroom 2 of 12.20sqm

Master suite 21.40sqm with integrated wardrobe and bathroom 9.60sqm

Basement on the garden level

Total area 173sqm with 2nd kitchen facing the pool, shower room, laundry, technical areas for swimming pool and heating, garage for 2 cars, workshop.

Water softener.

Oil heating, air conditioning.

Floor heating in the living room.

Electric shutters on windows in the living room and manual shutters on windows in bedrooms.

Open 110sqm shed for two large vehicles like van or tractor.

80sqm wooden shed with two boxes for horses, saddle area, running water.

Riding arena 80m x 20m, electric fence.

Are you interested ?



Marie

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