



Ref : 9437NDC

### Stone house for sale, wooded park, quiet, village all trade

Area



Habitable : 120 m<sup>2</sup>



Usable : 155 m<sup>2</sup>



Land : 1 960 m<sup>2</sup>

248 000 €

**House of character for sale Lot.** In the Regional Natural Park of Causses du Quercy. On the edge of the GR65 pilgrims' route to Santiago de Compostela. Hidden in its wooded garden, quiet and close to the center of a village with all shops. Beautiful house of 120m<sup>2</sup> built in stone, quality fittings. Living room with fireplace and open kitchen 54m<sup>2</sup>, large laundry room, boiler room, 3 bedrooms. 2 Communicating terraces. Garage. Stone shed. Land 1960m<sup>2</sup>. Close to the municipal swimming pool. Possibility the reception of pilgrims.

#### IN SUMMARY

Rooms : 6  
Bedrooms : 3  
Bathrooms : 1

Swimming pool : no  
Garage place : 2  
Parking space : 5  
Outbuildings : yes



Gas



Adsl

**Advantages :** House in good condition with large living room | Close to shops, on a pilgrim's path

#### SERVICES



1st Shops : 3 mn



All shops : 15 mn



Health : 15 mn



Elementary : 3 mn

Middle School : 15 mn

High school : 15 mn



40 mn



25 mn



60 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 92,62 kWh/m<sup>2</sup>.an

Estimation des émissions 9,72 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

Ground floor.

Entrance : 3m².

Living room 40m², stone fireplace, access to open terrace.

Kitchen area 14m², access to covered terrace with barbecue .

Back kitchen 6m².

Cellar Boiler room 5m² on the ground.

Toilet 2m².

Attic Floor

Corridor 1m x 8m

Bedrooms 1 and 2 of 13m² and 11m² on the ground floor, windows.

Bedroom 3 of 14m² on the floor, built-in cupboard under slope, window.

Sloping room: 5.50m² on the floor, small wall window.

Shower room 5m², shower, washbasin, small wall window.

Bathroom 4.40m² on the floor, WC, washbasin, small wall window.

Outbuildings

Garage of 18m², possibility mezzanine.

Stone shed, restored sheepfold of 16m².

Woodshed 5m².

Park surrounded by dry stone walls, Quercy oak plantation.

Iron gate.

Serene atmosphere close to a village with shops tourists and pilgrims passing by.

Large municipal swimming pool very close

Are you interested ?



Marie

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