



Ref : 9456TPL

**Old restored farmhouse with 3 cottages and swimming pool on 1.5 ha of land.**

Area



Habitable : 389 m²



Usable : 444 m²



Land : 1,6 Ha

660 000 €

**Luxurious residence for sale Lot.** Beautiful real estate complex, former farmhouse, consisting of a magnificent restored barn with two guest rooms and a house divided into three cottages, swimming pool, close to shops. The first building consists of two guest rooms, each with a shower room and WC. The guest rooms and the house are separated by a soundproof door. On the ground floor, we discover an entrance hall with a small living room, dining room and open kitchen equipped with a cellar at the back. On the first floor, a large living room with wood stove, high ceiling, a large bedroom with a free-standing bathtub and its adjoining shower room opening onto a dressing room. In the second building, the former main house, there are three separate cottages; on the ground floor: a cellar, a technical room and a laundry room as well as the first cottage. It consists of a living room with an open and equipped kitchen, an en suite bedroom with shower room. On the first floor, the other two cottages accessible by a terrace arranged in two boletus. Each has two bedrooms, a living room with an open and equipped kitchen and a shower room with WC. The whole, on more than 1.5 hectares in one piece with parking and swimming pool, and outbuildings such as a prune dryer restored in the reception room, an old tobacco dryer, used as a covered outdoor, a small wooden shed, an old well, another small stone outbuilding.

#### IN SUMMARY

Rooms : 13  
Bedrooms : 8  
Bathrooms : 7

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



Geothermal



Adsl

**Advantages :** Gites and guest rooms | Close to shops

#### SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 20 mn



Elementary : 2 mn

Middle School : 20 mn

High school : 20 mn



20 mn



35 mn



#### ENERGY INFORMATION

**Maisons & Chateaux**

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## DESCRIPTION

The restored barn of 223.50 m<sup>2</sup>:

An entrance of 19.80 m<sup>2</sup> with WC of 1.80 m<sup>2</sup>.

A small living room: 26 m<sup>2</sup>.

An open and equipped kitchen: 19 m<sup>2</sup>.

A cellar: 6 m<sup>2</sup>

Guest rooms: two bedrooms with shower room and toilet of 20 m<sup>2</sup> each with shower rooms of 4.60 m<sup>2</sup>.

On the first floor in solid floor, accessible by a wooden staircase:

Large living room with high ceilings and exposed beams of 61.50 m<sup>2</sup>,

Bedroom with bathtub and cupboard of 31.50 m<sup>2</sup>,

Shower room of 13 m<sup>2</sup>,

Dressing room 3.50 m<sup>2</sup>.

Second building :

Gîte 1 of 50 m<sup>2</sup>:

Living room with open kitchen of 28 m<sup>2</sup>.

Room of 16 m<sup>2</sup> (16 sq. m.)

Shower room with toilet of 6 m<sup>2</sup>,

Gîte 2 of 48 m<sup>2</sup> on the second floor of the house, accessible by an outside stone staircase:

A living room with an open and equipped kitchen of 24 m<sup>2</sup>.

Two bedrooms of 11.80 and 7.60 m<sup>2</sup>

A shower room with toilet of 3.90 m<sup>2</sup>.

Gîte 3 of 49 m<sup>2</sup> accessible by the same bolet as Gîte 2:

A 27 m<sup>2</sup> living room with an open and equipped kitchen

Two bedrooms of 8.50 and 8.70 m<sup>2</sup>

A 4.70 m<sup>2</sup> bathroom with toilet

Outbuildings and facilities:

A reception car park

The plum dryer converted into a 37.80 m<sup>2</sup> room

A wooden shed,

A small stone outbuilding,

An old tobacco dryer open on all four sides, offering a covered exterior near the pool, 8X4 salt pool with telescopic shelter, flat-bottomed hull.

An old well.

Geothermal heating two networks for both buildings, on the first floor electric heating.

One cumulus per gîte also,

Main drainage,

Water softener,

Good insulation;

Several electric meters for the cottages and the house.

Are you interested ?



Marie

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