



Ref : 9529TPL

Beautiful quercynoise with unobstructed view, 2 ha with guest house

Area



Habitable : 195 m²



Usable : 325 m²



Land : 2,2 Ha

377 000 €

Luxurious residence for sale Lot. Very beautiful comfortable and bright Quercynoise house of 138 m² on basement of 130 m², attic of 80 m², with terraces of 77 m², guest house of 56 m² on more than 2Ha of woods and meadows, with unobstructed view, easy access. Ideal to make a gîte.

IN SUMMARY

Rooms : 5
Bedrooms : 2
Bathrooms : 1

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



Wood and Fuel



Adsl

Advantages : unobstructed view | guest house

SERVICES



1st Shops : 20 mn



All shops : 20 mn



Health : 20 mn



Elementary : 20 mn

Middle School : 20 mn

High school : 20 mn



20 mn



4 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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Maisons & Chateaux

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— DESCRIPTION

Main house

Garden level

Shaded terrace: 22.50 m², Terra Cotta tiled floor.

Living room : 44 m², stoneware floor, inglenook fireplace with wood burner, exposed beams.

Double North-South exposure

Study : 7.00 m², stoneware floor, exposed beams.

Facing South

Kitchen: 13 m²,

Southern exposure

Fitted and equipped, Burgundy stone, sandstone floor, stone sink, access to cellar and terrace West of 55.00 m², stone flagstones.

Cellar : 2.80 m².

Dining room: 25 m²,

stoneware floor, fireplace with stove

North exposure

Bedroom 1: 11.00 m²,

view on shaded terrace

Southern exposure

Bedroom 2: 11.00 m²,

access to shaded terrace,

dressing room in dovecote tower: 4.50 m².

Double South East exposure

Separate toilet: 1.50 m².

Bathroom: 6.50 m²,

bathtub, shower cubicle, washbasin cabinet, towel radiator.

East exposure

Bedroom 3 or office: 8.00 m².

North exposure

Basement

Large basement of 130 m²,

concrete floor.

Of which wine cellar: 6.00 m², soil and stones.

Cellar : 19.50 m², tiled floor, fuel oil tank.

Of which Boiler room : 6.50 m² fuel oil boiler, tiled floor.

Of which separate Wc : 2.00 m².

Of which wood shed: 4.00 m².

Access to all networks through the basement.

Double glazing, wood-like PVC.

Hourdis

Convertible attic space

Guest house

Garden level

Living room : 36.58 m² (about 3871 sq ft)

including kitchen area of 5.00 m², fireplace with wood burner, exposed oak beams, poplar ceiling, sandstone floor.

Separate toilet : 1.35 m².

Shower room: 7.15 m²,

shower, washbasin, hot water tank 150L

1st floor attic.

Landing : 1.50 m².

Bedroom 1: 15 m² (5 m² living space),

Velux, poplar parquet.

Bedroom 2 : 16.00 m² (6.50 m² living space)

Velux, poplar parquet.

Electric heating.

Double glazing.

Land : 2Ha 22a 70 ca

Easy motorway access.

Property with a lot of charm and potential with an open view and its guest house, in a

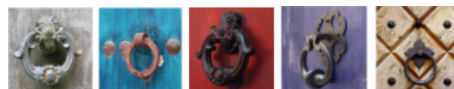
Are you interested ?



Marie

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