



Ref : 9531TPL

Detached house with view, not overlooked, on 8ha, 5 min from the shops.

Area



Habitable : 197 m²



Usable : 0 m²



Land : 8,6 Ha

426 000 €

Farmhouse & Mas for sale Lot. In the Lot valley, 5 minutes from the shops, with views and not overlooked, quiet, stone country house comprising 5 bedrooms including 2 independent, vaulted summer kitchen, shed, workshop and garage on over 8ha43 in one piece consisting of meadow around the house and woods. The house is supplied with water by large capacity rainwater recuperators. Conventional water network installed.

IN SUMMARY

Rooms : 8
Bedrooms : 3
Bathrooms : 2

Swimming pool : no
Garage place : 1
Parking space : 2
Outbuildings : yes



Wood and Electric

Advantages : view | 8ha

SERVICES



1st Shops : 4 mn



All shops : 4 mn



Health : 27 mn



Elementary : 4 mn

Middle School : 4 mn



27 mn



30 mn

ENERGY INFORMATION

Consommation conventionnelle 367,00 kWh/m².an

Estimation des émissions 7,00 kg éqCO₂/m².an



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DESCRIPTION

Each room is separated by a few steps throughout the house. Tiled floor and wood upstairs.

Main kitchen : 33 m².
Double exposure West East

Living room with fireplace : 23,5 m² (23,5 m²)
serving the summer kitchen and a bedroom upstairs.
Western exposure

Arched summer kitchen: 24 m².
including bathroom and toilet.
North facing French window giving on to a vegetable garden.

Bedroom 1 upstairs, parquet floor: 27 m² (about 27 m²)
Double exposure East West

Bedroom 2 : 22 m² (22 sqm)
North exposure
with shower room, Italian shower and toilet: 9 m².
Western exposure

Bedroom 3 upstairs, composite wood floor: 33.80 m².
Triple exposure North East West

Independent bedrooms 4 and 5, tiled floors: 11.40 and 12.30 m².

Outbuildings: Garage one car, carport two cars, workshop and shed.

Electric floor heating, convectors, wood insert.

Water heater 2 cumulus.

Septic tank.

Conventional water network installed. The house is currently connected to 70 000 and 5 000 litres rainwater recuperators.

Wooden double glazing.

Land of 8ha 56a 88ca of which 8ha 43a 63ca in one piece, mainly wood.

In the heart of nature, beautiful stone house between tradition and originality, completely isolated and 5 minutes from all amenities, with view and without vis-à-vis. For lovers of quietness and nature.

Are you interested ?



Marie

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