



Ref : 9794CHG

## In the Regional Natural Park house of character and large plot of land

Area LIMOGNE-EN-QUERCY



Habitable : 105 m<sup>2</sup>



Usable : 500 m<sup>2</sup>



Land : 1,3 Ha

302 000 €

**Farmhouse & Mas for sale Lot.** On the edge of the pilgrims' route to Santiago de Compostela. In the Natural Regional Park of the Causse du Quercy classified as a UNESCO Geopark. Typical Quercy house, tastefully restored. Barn. Land of more than 1Ha34a of which a building plot. A spring in the meadow Beautiful terrace with view. Quiet location. Close to the center of a village with some shops within walking distance. Possibility to buy an additional building plot in front of the property.

### IN SUMMARY

Rooms : 6  
Bedrooms : 3  
Bathrooms : 1

Swimming pool : no  
Garage place : 1  
Parking space : 4  
Outbuildings : yes



Gas



Source  
Tank



Adsl  
Fiber

**Advantages :** Beautiful renovated property close to village | On the edge of the pilgrims' route to Santiago de Compostela

### SERVICES



1st Shops : 2 mn



All shops : 10 mn



Health : 35 mn



Kindergarten : 2 mn

Elementary : 10 mn

Middle School : 15 mn

High school : 35 r



3 mn



35 mn



40 mn



60 mn



90 mn



### ENERGY INFORMATION

Consommation conventionnelle 311,00 kWh/m<sup>2</sup>.an

Estimation des émissions 63,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

### The House

The entrance going via a typical "bolet" terrace

Living room 45m<sup>2</sup> with open kitchen of 6m<sup>2</sup>, fireplace and old stone sink, wooden staircase leading to the converted attic.

Bedroom 16m<sup>2</sup> with an independent exit and terrace

Storage room with cupboard

Bathroom 5m<sup>2</sup>.

Toilet

Attic converted into a through bedroom of 19m<sup>2</sup> and a double bedroom of 40m<sup>2</sup> floor area

Dressing room with installation for a shower room

### Ground floor

2 large cellars of 41 and 20m<sup>2</sup>. 3 small sheds of about 4m<sup>2</sup> each under the tower and the terrace.

Barn consisting of two parts on the ground floor (40m<sup>2</sup> and 28m<sup>2</sup>) and an attic accessible by an external stone staircase and a gentle slope.

Former pigsty-poultry house

Garage 20m<sup>2</sup>.

Land 1Ha34a30ca with a spring in the meadow and a building plot.

Possibility to buy in addition at 15 000€ a building plot of 1118m<sup>2</sup> which is located in front of the property.

The property is in a dominant position. Nice view over the countryside. Walking distance to the village with its few shops.

Quiet location.

Are you interested ?



Marie

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