



Ref : 9842LRC

Domaine de 8 Ha, gîte, guard's house, a haven of peace in Quercy Blanc

Area LENDOU EN QUERCY



Habitable : 379 m²



Usable : 643 m²



Land : 8,6 Ha

800 000 €

Luxurious residence for sale Lot. Very beautiful environment for this domain of 8 hectares in Quercy Blanc. In a dominant position, isolated and quiet, this domain is composed of a large house from the XIXth century of 250 m² with 4 bedrooms, an outbuilding currently converted into a gîte of 41 m² and a janitor's house of 70 m², a swimming pool with pool house and a petanque ground. Located at the end of a dead end street, you enter the property through a beautiful pine alley, carefully maintained.

IN SUMMARY

Rooms : 12
Bedrooms : 6
Bathrooms : 5

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



Wood and Fuel

Advantages : Isolated | Dominant position

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 25 mn



15 mn



40 mn

ENERGY INFORMATION

Consommation conventionnelle 245,00 kWhép/m².an

Estimation des émissions 53,00 kg éqCO₂/m².an



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— DESCRIPTION

MAIN HOUSE :

Including 4 bedrooms

Entrance : 8 m²

Parquet floor

Toilet with washbasin : 2 m²

To the right of the entrance,

Dining room : 28 m²,

Parquet floor, stone fireplace with insert

Open kitchen with dining area : 33 m²

With access to a covered terrace of 14 m

View

Facing the entrance,

Bedroom 1 : 26 m

With dressing room : 8 m

And bathroom with shower : 10 m²

On the left of the entrance,

Living room: 45 m²

With open fireplace

Bedroom 2 in the tower: 14.50 m²

Room on the first floor of the tower: 19 m²

On the first floor, accessible by a staircase located in the dining room,

Landing : 5.50 m²

Toilet with washbasin: 2 m²

Bedroom 3 en suite : 21 m²

With bathroom : 5 m²

Bedroom 4 en suite : 33 m²

With bathroom : 6.50 m²

With cupboard of arrangement: 2.50 m²

BASEMENT:

The basement is accessible both from the outside, from the outside and from the kitchen

Garage: 178 m²

With electric garage door, and technical space oil boiler

Wine cellar : 5 m²

Storage room : 4.50 m²

Laundry room : 15 m

With toilets: 1 m²

The dependence fitted out in lodging, in house of guard and two workshops:

GITE :

Kitchen : 13 m²

With fireplace

Bedroom : 25 m²

Bathroom : 3.50 m²

With wc

GUARD HOUSE :

Living room : 18.50 m²

Circulation of 9.50 m² serving :

Kitchen: 10.50 m²

With access to a terrace of 41 m²

Bedroom : 11 m²

Bathroom : 4 m²

Office : 8 m²

Toilet : 1 m²

Technical room: 2 m²
With oil boiler

Floor :

Landing : 2.50 m²

Office : 7.50 m²

Between the lodging and the house of guard,

Workshop 1 : 20 m²

Workshop 2 : 25 m²

OUTSIDE :

Swimming pool : 10 x 5 m
Liner and chlorine treatment
With pool house, room with shower and wc

Ground of game of bowls

TECHNICAL:

Heating system:
1 individual oil heating system for the main house
1 individual oil heating system for the janitor's house
Electric heating for the gîte
Sanitation : individual septic tank
Wooden carpentry single glazing with wooden shutters.

Are you interested ?



Marie

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