



Ref : 9877LRC

**In a secret little hamlet, house 170 m², swimming pool, 1.6 ha of land**

Area **CASTELNAU MONTRATIER**



Habitable : 170 m²



Usable : 195 m²



Land : 1,6 Ha

350 000 €

**Luxurious residence for sale Lot.** Secretly situated in a hamlet of four houses near Castelnau-Montratier, this property comprises an authentic 18th century stone house of 170 m², a 25 m² outbuilding and a semi-buried swimming pool in grounds of 1 ha 6. In a dominant position, the land benefits from a plum orchard beside a pond.

#### IN SUMMARY

Rooms : 7  
Bedrooms : 4  
Bathrooms : 2

Swimming pool : yes  
Garage place : nc  
Parking space : 3  
Outbuildings : yes



Heat pump

**Advantages :** In secret | Hamlet

#### SERVICES



1st Shops : 10 mn



All shops : 30 mn



Health : 30 mn



Kindergarten : 10 mn

Elementary : 10 mn

Middle School : 10 mn

High school : 30 mn



20 mn



75 mn

#### ENERGY INFORMATION

Consommation conventionnelle 230,00 kWhép/m².an

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



**Maisons & Chateaux**

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## — DESCRIPTION

The house: 170 m<sup>2</sup>

Country-style kitchen: 21 m<sup>2</sup>

With wood-burning stove, opening onto the dining room

Dining room: 26 m<sup>2</sup>

With reversible air conditioning

Living room: 35 m<sup>2</sup>

With polyflam fireplace

First floor:

7 m<sup>2</sup> landing leading to :

WC with washbasin : 2 m<sup>2</sup>

Shower room: 4 m<sup>2</sup>

With walk-in shower

Bedroom 1: 28 m<sup>2</sup>

Access to the 47 m<sup>2</sup> attic via the landing

Hallway: 11 m<sup>2</sup>

Bedroom 2: 10 m<sup>2</sup>

Bedroom 3: 12.50 m<sup>2</sup>

Bedroom 4: 11.50 m<sup>2</sup>

Bathroom with wc: 5 m<sup>2</sup>

Outside :

Leanto with fireplace: 22.50 m<sup>2</sup>

Semi inground swimming pool: 6\*3.5 m

Chlorine treatment

Outbuilding in breeze block: 25 m<sup>2</sup>

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Technical specifications :

Sewage system: individual septic tank

Heating system: air conditioning in dining room, polyflam fireplace

Roof: good condition

Woodwork : PVC double glazing and wooden shutters

You will be charmed by this property in the Quercy Blanc region, in a secret hamlet near Castelnau-Montratier. This property benefits from a view over a pond and a plum orchard.

Are you interested ?



Marie

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