



Area **Secteur LABASTIDE MURAT**



Habitable : **231 m²**



Usable : **298 m²**



Land : **2,4 Ha**

**642 000 €**

**Luxurious residence for sale Lot.** In the heart of the Parc Naturel des Causses du Quercy Quercy, on the outskirts of a lively village with shops and services, situated in a dominant position with lovely views over the countryside, beautiful, spacious, light-filled stone house of approx. 231 m² living space, with cellar and basement, recently renovated, set in 2.3 ha of wooded grounds with heated pool.

### IN SUMMARY

Rooms : 10  
Bedrooms : 6  
Bathrooms : 2

Swimming pool : yes  
Garage place : 4  
Parking space : 5  
Outbuildings : yes



Heat pump



Adsl  
Fiber

**Advantages :** Comfortable home | Bright house

### SERVICES



1st Shops : 1 mn



All shops : 2 mn



Health : 25 mn



Kindergarten : 2 mn

Elementary : 2 mn

Middle School : 25 mn

High school : 25 mn



25 mn



10 mn



40 mn

### ENERGY INFORMATION

Consommation conventionnelle 108,00 kWhép/m².an

Estimation des émissions 3,00 kg éqCO2/m².an



### Maisons & Chateaux

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## — DESCRIPTION

Large, bright 67 m<sup>2</sup> living room with fireplace, library room, 6 bedrooms, some with air-conditioning, recently fitted and equipped kitchen, central heating by heat pump, aluminum double-glazed windows, recent insulation, the building benefits from an advantageous energy classification B for consumption and A for emissions.

Access to the building is via a large 130 m<sup>2</sup> south-west-facing terrace.

Ground floor 174.19 m<sup>2</sup>

Travertine flooring throughout, with the exception of the large living room and bedroom 3, which have oak parquet flooring.

Entrance hall 8.70 m<sup>2</sup>

Aluminum double-glazed door

Stone floor

Fitted and equipped kitchen 13.60 m<sup>2</sup>

fitted out in 2017

travertine floor, window onto terrace

Hallway 13.74 sq.m.

Bedroom 1 : 16.88 m<sup>2</sup>

dressings cupboard, a window, travertine floor

Bedroom 2: 11.94 m<sup>2</sup>

large window, travertine floor

Bathroom: 6.72 m<sup>2</sup> with

2-basin unit, stone-clad bathtub, Italian shower, heated towel rail, vmc, window, stone floor

Bathroom: 1.60 m<sup>2</sup>

Study - Library : 23.62 m<sup>2</sup>

Very bright room with 3 large windows, one of which is a fixed bay window.

Oak bookcase offering over 40 m of linear storage space.

Stone floor.

Staircase to first floor.

Bedroom 3: 11.91 m<sup>2</sup>

Oak parquet flooring, window, sliding door.

Large living room 67.08 m<sup>2</sup>

Very bright, with large windows and French windows on 3 sides

a French window, 3 windows, a large fixed bay.

oak parquet floor, contemporary fireplace

First floor 68 m<sup>2</sup>

Circulation landing used as games room 13.74 sq.m.  
air-conditioned space, velux window, carpeted floor

Bedroom 4: 12.45 m<sup>2</sup>  
large velux window, carpeted floor

Bedroom 5 en suite 14 .60 m<sup>2</sup>  
a fenestron,

Bathroom 03.74 m<sup>2</sup>  
vanity unit, wc, shower, vmc

Bedroom 6 or study 23.68 m<sup>2</sup>  
bright room lit by a large sliding window and velux window.  
Carpeted floor

Attic

Basement

Large garage with boiler room 68 m<sup>2</sup>, concrete floor  
concrete floor, heat pump unit

16 m<sup>2</sup> cellar

Swimming pool 12 m X 4 m heated by heat pump  
pool with 3 steps,  
salt treatment  
2 floodlights, automatic shutter closure  
stone terrace with pergola,

Equipment room

Wooden shed

Partly wooded grounds with greenhouse.

5-minute walk to all amenities

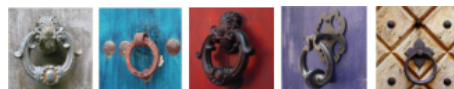
Are you interested ?



Marie

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