



Ref : 8156TPL

### Architect house with views and building land

Area



Habitable : 285 m<sup>2</sup>



Usable : 445 m<sup>2</sup>



Land : 9 659 m<sup>2</sup>

643 000 €

**Architect's house for sale Lot.** In a hamlet, 3mn from a village with all amenities, large architect house of 285m<sup>2</sup> in dominating position with views, covered and heated swimming pool, 5 bedrooms, 4 bathrooms, 62m<sup>2</sup> lounge on 4600m<sup>2</sup> land.

#### IN SUMMARY

Rooms : 12  
Bedrooms : 5  
Bathrooms : 5

Swimming pool : yes  
Garage place : 2  
Parking space : 3  
Outbuildings : no



Geothermal



Adsl

**Advantages :** Great comfort | Low energy consumption

#### SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 8 mn



Elementary : 3 mn

Middle School : 8 mn

High school : 8 mn



8 mn



15 mn

#### ENERGY INFORMATION

Consommation conventionnelle 71,00 kWh/m<sup>2</sup>.an

A B C D E F G

Estimation des émissions 4,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

A B C D E F G



#### Maisons & Chateaux

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## DESCRIPTION

### Level 1 :

Entrance with cloakroom 14m<sup>2</sup>

Large lounge 62m<sup>2</sup> with fire place equipped with a polyflam system, access terrace on the swimming pool side by large bay windows sliding into the wall

Kitchen space entirely equipped and fitted 8m<sup>2</sup>, access by glass door to terrace on the swimming pool side

Office 15.80m<sup>2</sup> with bay windows, access terrace on the swimming pool side

En suite bedroom 1 : 25m<sup>2</sup>, with double dressing, shower room with shower and wc

Gym room leading to the terrace and swimming pool 40.40m<sup>2</sup>

Laundry room 5m<sup>2</sup>

Wc

### First floor

Large landing mezzanine over the lounge 20.53m<sup>2</sup>

Bedroom 2 : with shower room 22.45m<sup>2</sup>

Bedroom 3 : with shower room 19.32m<sup>2</sup>

Bedroom 4 : 20.22m<sup>2</sup>

Bedroom 5 : 17.73m<sup>2</sup>

Bathroom 8m<sup>2</sup>

Store room 6.4m<sup>2</sup>

Basement : 160m<sup>2</sup>

Workshop : 40m<sup>2</sup>

Technical space, boiler room and swimming pool machinery

Garage for two cars

Geothermic heating system, heating by floor on two levels

Hot water by geothermic

Covered 10x5m swimming pool, heated by air to air heat pump

Depth 1.5m on all surface

Ozone filtration system

Spa

40.000 L rain water tank

Water softener

PVC Side pivot windows

Centralized vacuum system

Petanque strip

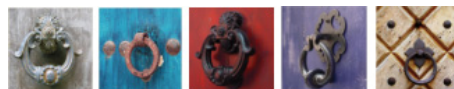
Are you interested ?



Marie

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