



Ref : 8204CHG

### Character house in a village with tennis court, swimming pool, shops

Area Souillac



Habitable : 220 m<sup>2</sup>



Usable : 340 m<sup>2</sup>



Land : 5 647 m<sup>2</sup>

857 000 €

**Luxurious residence for sale Lot.** Luxurious residence of 220m<sup>2</sup> net living space on vaulted cellar of 35m<sup>2</sup>, garage laundry of 50m<sup>2</sup>, paved awning under the 20m<sup>2</sup> terrace, pool house of 5m<sup>2</sup>, swimmingpool 14x6.50m with reinforced liner, well, tennis court in perfect state, small outbuilding for storage, the all combination on 5647m<sup>2</sup> wooded land with fruit trees.

#### IN SUMMARY

Rooms : 13  
Bedrooms : 6  
Bathrooms : 4

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



Wood and Electric



Adsl

**Advantages :** Spacious home | Village house

#### SERVICES



1st Shops : Nearby



Health : 40 mn



Kindergarten : Nearby

Elementary : Nearby

Middle School : 15 mn

High school : 40 mn



15 mn



15 mn



20 mn

#### ENERGY INFORMATION

Consommation conventionnelle 183,00 kWh/m<sup>2</sup>.an

Estimation des émissions 6,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Chateaux

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## DESCRIPTION

House on 3 levels

Entrance : 7m<sup>2</sup>, terra cotta, French window with double glazing, beams, access to cellar and garage, stairs made of massive wood leading to the first floor.

Lounge : 31m<sup>2</sup>, terra cotta, open stone fire place, beams, 2 French window with garden access, cupboards

Kitchen : 13m<sup>2</sup>, fitted and equipped, wood front for the cupboards, stone work surface, access to terrace and stone stairs leading to the garden tennis court and swimming pool.

Lounge : 21m<sup>2</sup>, terra cotta, fire place with woodstove, stone sink, beams, access to north-east terrace

Wc with basin : 2m<sup>2</sup>

Office : 10m<sup>2</sup>, cupboards, terra cotta, beams

Small lounge/library : 14m<sup>2</sup>, terra cotta, giving access to the lounge and to the garden floor by stone staircase.

First floor

Landing : 5.50m<sup>2</sup>

Wc : 1m<sup>2</sup>

Bedroom 2 : 16.50m<sup>2</sup>, exposed stone walls, beams, carpet on slab

Bathroom in former pigeonnier : 13m<sup>2</sup>, bathtub, double basin, wooden floor, exposed beams.

Bedroom 3 : 12m<sup>2</sup>, carpet on slab, stairs leading to

Bedroom 4 : 14m<sup>2</sup>, carpet on slab, exposed beams

Space of 4.50m<sup>2</sup>, could be a shower room

Shower room : 3m<sup>2</sup>, shower, basin

Landing : 9.50m<sup>2</sup> giving onto the staircase

Bathroom : 5.50m<sup>2</sup>, bathtub, 2 basins, cork on walls and floor

Cupboard on landing

Bedroom 5 : 11.50m<sup>2</sup>, carpet, exposed beams, wardrobe

Bedroom 6 : 9m<sup>2</sup>, carpet, exposed beams, wardrobe

Massive oak doors

Garden floor

Ventilated vaulted cellar : 35m<sup>2</sup>, graveled floor

Laundry : 5.50m<sup>2</sup>

Garage : 45m<sup>2</sup>, concrete slab, stone walls

Paved awning under the terrace : 20m<sup>2</sup>, wood stock

Swimming pool technical room under the terrace with shpwer, wc, basin

Swimming pool : 14x6.50m, reinforced liner, chloral system, filled with rain water, secured, gentle slope bottom from 1.20m to 2.20m.

Well : 7m deep

Tennis court : Jean Becker in perfect condition

Main drainage

School bus

Are you interested ?



Marie

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