



Ref : 8987PJP

Charming stone country house in Lot et Garonne

Area



Habitable : 282 m²



Usable : 282 m²



Land : 7,5 Ha

616 000 €

Luxurious residence for sale Lot et Garonne. Charming property completely restored with a 360 ° dominant view surrounded with 7,50 ha of land. Stone house of 280 m² on two levels, outbuildings, a stable equipped with 6 boxes for horses, a saddlery, a pigeonier accommodating a well and a swimming pool 8x4 good exposed.. The house was tastefully restored, spacious and bright, floors in ceramic tiles, for the first floor, floors are in massive parquet, joineries pvc double glazing, excellent insulation and an oil heating system with condensing boiler

IN SUMMARY

Rooms : 10
Bedrooms : 5
Bathrooms : 3

Swimming pool : yes
Garage place : 2
Parking space : 2
Outbuildings : yes

Fuel
 Adsl

Advantages : Countryside | Nice views

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



30 mn



30 mn



30 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 157,10 kWh/m².an

Estimation des émissions 34,50 kg éqCO₂/m².an

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DESCRIPTION

Main house

Ground floor

Entrance: 11,28 m²

Lounge with very beautiful fireplace: 49,20 m²

Library room: 15,50

American kitchen/ Stay 40,88 m²

Bedroom 1: 14,84 m²

Shower-room: 3,50 m²

Toilet: 1 m²

Bedroom 2: 16,21 m²

Shower-room: 2,00 m²

Mezzanine 9,91 m²

Bedroom 3: 8,71 m²

First floor:

Office: 15,12 m²

Bedroom 4: 19,88 m²

Bathroom: 13,39 m²

Bedroom 5: 15,80 m²

Basement :

shower-room, laundry, boiler room: 45,37 m²

Outbuildings :

shed 1: 30,25 m²

Shed 2: 35,19 m²

Former baker's oven: 7,27 m²

Stables for horses: 6 boxes, saddlery: 126 m²

Pigeonnier with well: 12 m²

Swimming pool with chlorine system 8x4m

Are you interested ?



Marie

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