



Ref : 9018PJP

Manor from the 18th century on the Compostelle pilgrim route

Area



Habitable : 400 m²



Usable : 500 m²



Land : 4,5 Ha

804 000 €

Maison de maitre for sale Lot. Very beautiful guest house in stone with a lot of character, 400m² livable with a 12X6 heated swimming pool, situated in the South of the Lot on the Compostelle pilgrim route with dominant view over a touristic village. Holiday cottage of 90 m² and 4 guest rooms on a ground of 4.50 ha 50 partly in orchard and meadow.

IN SUMMARY

Rooms : 14
Bedrooms : 8
Bathrooms : 6

Swimming pool : yes
Garage place : 2
Parking space : 5
Outbuildings : yes



Geothermal



Adsl

Advantages : Touristic village | Countryside

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 25 mn



25 mn



30 mn



25 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 420,00 kWh/m².an

Estimation des émissions 64,00 kg éqCO₂/m².an



Maisons & Chateaux

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— DESCRIPTION

This property was renovated in the 2000s with good quality.

The main house is livable on two levels. On the ground floor, high French-style ceilings, stone floors and wooden floor. In the first floor under attic, air-conditioned rooms and convertible attic and cellar ideal ground of vaults for additional guest houses.

The heating system is geothermal in succession of boiler fuel which feeds radiators.

Main house

Basement :

Vaulted cellar : 13,52 m²

Vaulted cellar : 13,50 m²

Entrance with stone staircase : 12,87 m²

Ground floor:

Landing : 12,87 m²

Fully-equipped and fitted out kitchen: 24,38 m²

Dining room: 19,63 m²

Big lounge with fireplace : 38,66 m²

Main bedroom in suite: 16,48 m²

Bathroom: 4,82 m²

First floor:

Staircase / landing : 8,29 m²

Bedroom 2: 22,46 m²

Shower-room: 3,30 m²

Bedroom 3: 23,13 m²

Bedroom 4 or office : 10,05 m²

Guest rooms :

Bedroom 1 in suite 14,15 m²

Bathroom: 4,41 m²

Bedroom 2 in suite: 11,55 m²

Shower-room: 4,75 m²

Bedroom 3 in suite: 11,92 m²

Shower-room: 4,75 m²

Equipped studio kitchen area and bedroom: 27,63 m²

Independent covered terrace: 25 m²

Friends' house or holiday cottage:

This building is renovated with quality materials, equipped with an oil central heating in succession with a heat pump feeding radiators.

Wood Joineries, double glazing, terra-cotta floors.

Ground Floor:

Entrance: 5,12 m²

Toilet 2 m²

Shower-room: 4,44 m²

American Kitchen fully equipped: 9,74 m²

Lounge/living room with fireplace: 39,04 m²

Bedroom 1: 9,02 m²

Bedroom 2: 12,52 m²

Basement : garage : 85 m²

Summer Kitchen:

Fully-equipped kitchen: 40 m²

Swimming pool 12X6m, heated, chlorine treatment, stone terraces.

Are you interested ?



Marie

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