# MAISONS & CHATEAUX
### IMMOBILIER DE PRESTIGE & DE CARACTERE



Ref : **9272NDC**

## Spacious Middle Ages stone house and exhibition area, old village, Lot.

📍 Area

| | Habitable : | 150 m² | | Usable : | 22 m² | | Land : | 791 m² | **309 000 €** |
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**House of character for sale Lot.** Unusual. Middle Ages house of 160m² with 3 Rooms each of 43m². Independent shop and artist gallery of 58m². Terraces and nice vegetable garden. Dominant situation and stunning views over a picturesque village and the river. Perfect situation for tourist business and artist activity, exhibition hall.

### ▬ IN SUMMARY

Rooms : 5
Bedrooms : 2
Bathrooms : 2

Swimming pool : no
Garage place : nc
Parking space : 4
Outbuildings : yes

Fuel

Adsl

**Advantages :** Important possibility for tourist business. | Big rooms, terraces and garden.

### ▬ SERVICES

1st Shops : 10 mn        All shops : 25 mn        H  Health : 25 mn

Elementary : 51 mn        Middle School : 25 mn        High school : 25 mn

🚆 25 mn        25 mn        70 mn        90 mn

### ▬ ENERGY INFORMATION

Consommation conventionnelle 229,06 kWhep/m².an

A B C **D** E F G

Estimation des émissions 68,72 kg éqCO2/m².an

A B C D **E** F G

## DESCRIPTION

House
Ground Floor
Large portal, 1st big terrace.
Laundry with heating system area and cellar 13m².
Room of 42.50m², shower room 9m², wooden stairs going up to
1st Floor.
Independent access by outside stairs.
Kitchen 13m², exit to 2nd terrace with a nice dominant view.
Independent toilet on the terrace.
Room of 43.50m², old big stone fireplace and sink, wooden stairs going up to
Attic Floor.
Room of 43m² and en suite bathroom of 13m², nice wooden exposed beam.
The house has a central fuel heating system with cast iron radiators.

Former old barn converted into an artist gallery and shop.
Ground floor 35m², wooden and stone original fixtures, entrance by the street and exit to
2nd Terrace of the house.
Mezzanine 23m², toilets.

A vegetable garden dominates the house and the village.
About 20 vine stocks, garden shed, running water stock.
Private parking for 3-4 cars.
The house can be transformed into 2 independent apartments.

**Are you interested ?**

**Marie**

**(+33) (0)5 65 35 63 32**

**contact@maisonsetchateaux.com**