



Ref : 9301PJP

## Charming village house in the Lot

Area



Habitable : 190 m<sup>2</sup>



Usable : 115 m<sup>2</sup>



Land : 413 m<sup>2</sup>

367 000 €

**House of character for sale Lot.** Pretty village house of the 13th and 18th century on three levels offering 190 m<sup>2</sup> of net living space and 115 m<sup>2</sup> to be developed with a garden of 413 m<sup>2</sup>. With its 3 bedrooms en suite with their personal bathroom, this character house would be ideal for a Bed and Breakfast. The property is situated at the top of the village with nice views.

### IN SUMMARY

Rooms : 6  
Bedrooms : 3  
Bathrooms : 4

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



Fuel



Adsl

**Advantages :** Touristic village | Nice views

### SERVICES



1st Shops : Nearby



All shops : Nearby



Health : 20 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 20 mn



20 mn



30 mn



20 mn



75 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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## DESCRIPTION

Main house:

This house been restored with nice materials preserving its character features.

Ground floor :

Stairway : 13 m<sup>2</sup>, wooden spiral staircase

Living room : 19 m<sup>2</sup>, fireplace, terracotta floor

Shower room : 6 m<sup>2</sup>

Passage way : 3 m<sup>2</sup>

Dining room : 29 m<sup>2</sup>, stone fireplace, stone floor

Kitchen : 16 m<sup>2</sup>, fully equipped

Corridor : 16 m<sup>2</sup>

Hallway : 7 m<sup>2</sup>, wooden staircase

Boiler room : 3 m<sup>2</sup>

1st floor:

Bedroom 1: 29 m<sup>2</sup>, en-suite with bathroom: bath, toilet, washbasin

Reading room: 31 m<sup>2</sup>, fireplace, solid wood floors

Bedroom 2 : 30 m<sup>2</sup>, en suite, with shower room: shower, toilet, sink and small lounge

2nd floor :

Bedroom 3 : 30 m<sup>2</sup>, en-suite with shower room and stone sink

Attic that can be converted into additional living space : 73 m<sup>2</sup>

Outside :

A pretty garden with old trees

Fuel heating with hot water production, under floor heating and radiators.

Are you interested ?



Marie

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