



Ref : 9355NDC

## Restored stone combination, comfortable, swimming pool, quietness and views

Area



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



Usable : 290 m<sup>2</sup>



Land : 8 120 m<sup>2</sup>

453 000 €

**Farmhouse & Mas for sale Lot.** In a quiet location, character stone combination, composed of a main house of 120m<sup>2</sup> net living space, 3 bedrooms, a shower room, a bathroom, 2wc dressing, a fitted and equipped kitchen, a lounge/dining room, fire place with insert, double ventilation, subfloor electric heating, alarm, and a typical quercynoise house of 67m<sup>2</sup> net living space with living room and open kitchen fitted and equipped, insert, 2 bedrooms, a shower room, electric heating system and 50m<sup>2</sup> cellar. Salt system swimming pool, 9x4m with tiled beach, summer kitchen of 37.50m<sup>2</sup>, fitted and equipped, 21m<sup>2</sup> barn used as a technical room and workshop, 2 tanks for rain water recuperation, septic tank up to standards, car port for 3 vehicles, winter garden, gardening tools space, hen, orchard, vegetable garden. The whole on 8120m<sup>2</sup> land. Nice open views, dominating location, close to schools and amenities.

### IN SUMMARY

Rooms : 9  
Bedrooms : 5  
Bathrooms : 3

Swimming pool : yes  
Garage place : nc  
Parking space : 3  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Perfect condition | Quiet location

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



15 mn



10 mn



35 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 212,99 kWh/m<sup>2</sup>.an

Estimation des émissions 5,29 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## — DESCRIPTION

Main house : 122m<sup>2</sup> net living space

Subfloor electric heating system and insert fire place

Entrance : 5.30m<sup>2</sup>, entrance door 2/3 1/3 glazed, sand stone floor, cupboards.

Access to lounge/dining room : 40m<sup>2</sup>, high ceiling, insert fire place with 3 glazed sides, sliding bay window, double ventilation, access to the 6x3m terrace, tiled, retractable canopy

Kitchen : 12m<sup>2</sup>, fitted and equipped, opened onto the dining room, De Dietrich pyrolysis oven, Samsung micro wave oven, Bosch dish washer, Electrolux hood, Sauter induction plate, double sink, electric towel dryer radiator, ventilation, low voltage lightning, sand stone tiled floor.

Corridor : 6m<sup>2</sup>, sprung floor, staircase leading to the first floor

Bedroom 1 : 14m<sup>2</sup>, sprung floor, electric radiator, window south/east exposure

Dressing and office area 13m<sup>2</sup> : sprung floor, radiator

Bathroom : 9m<sup>2</sup>, large shower, pebble floor, glazed wall, balneo bathtub, double basin and large mirror, wooden floor, low voltage lightning

Wc : 1.05m<sup>2</sup>, hand wash

First floor

Wooden staircase, black, aluminum and glazed hand rail

Landing : 5m<sup>2</sup>, wooden floor

Bedroom 2 : 12.50m<sup>2</sup>, large skylight

Shower room : 6m<sup>2</sup>, shower cabin, basin, mirror, skylight, electric towel dryer radiator, ventilation

Wc : 1.40m<sup>2</sup>

Bedroom 3 : 15m<sup>2</sup>, large skylight

Second house : 67m<sup>2</sup> net living space

Electric heating and insert fire place

Garden floor

Collier : 20.50m<sup>2</sup>, concrete slab, pump for cistern water, insulated ceiling

Laundry : 22.50m<sup>2</sup>, concrete slab, insulated ceiling

Wine cellar on rock

Access to first floor by a stone staircase, bolet 5.50m<sup>2</sup> with stone floor, nice open views

Living room : 33m<sup>2</sup>, sand stone floor, open fitted and equipped kitchen, fire place with Supra insert, stone sink, 3 windows with shutters, entrance door, partly glazed with shutter

Bedroom 1 : 11.50m<sup>2</sup>, tiled floor, exposed beams, a window

Shower room : 4m<sup>2</sup>, tiles floor and walls, shower cabin, basin, wc, ventilation, electric towel dryer radiator,

Bedroom 2 : 19m<sup>2</sup>, wooden floor, paneling, 2 windows, cupboards, exposed beams

Redistribution system of the heat from the insert to each room by the ceiling

New windows frame with double glazing in the two dwellings

Salt system swimming pool :9x4m from 2017, grey liner, 2 different depths,1.40m at the deepest, tiled beach

Summer kitchen : 37.50m², fitted and equipped, views over country side and pool, wc, hoy water shower, storage area. Drained building.

Barn : 21m², technical area for the pool, concrete slab, one floor.

Car port : 3 vehicles, graveled floor, wooden structure

Septic tank up to standards

Diverse watering place on the property

Small cistern for rain water, resented to a larger one. Rain water are used for the toilets, the washing machines of the two houses and for the garden watering

Alarm in all the buildings

Winter garden, gardening tools space, hen, orchard, vegetable garden.

In a quiet location, in the countryside, close to all amenities

Comfortable habitations, perfectly maintained

Nice views over the countryside.

**Are you interested ?**



**Marie**

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