



Ref : 9361NDC

In the Natural Park, stone house and 2 gîtes for sale, Lot region.

Area



Habitable : 274 m²



Usable : 410 m²



Land : 1,8 Ha

509 000 €

Property & Domain for sale Lot. In the Quercy's Causses Regional Natyral Park, typical property dating back from the 18th-19th centuries offering a renovated stone farm house of 164m² with a small pigeon tower. 2 big self-catering accommodations, a swimming pool of 18mx7m, 2 garages, a vegetable garden. 2 tanks for rain water. Land of 1.8Ha with 4 accesses. The 3 houses are sold furnished.

IN SUMMARY

Rooms : 11
Bedrooms : 6
Bathrooms : 4

Swimming pool : yes
Garage place : 3
Parking space : 6
Outbuildings : yes



Gas and wood



Adsl

Advantages : 3 dwellings on a large ground. | Main house, 2 self-catering accommodations, large swimming pool.

SERVICES



1st Shops : 3 mn



All shops : 10 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 30 mn



30 mn



15 mn



40 mn



80 mn

ENERGY INFORMATION

Consommation conventionnelle 189,14 kWh/m².an

Estimation des émissions 24,69 kg éqCO2/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

Main house.

Fitted kitchen 35m², old stone sink, wooden stairs go up to a bedroom and bathroom in the attic with pigeonier.

Bedroom on the ground floor 24.50m², private exit to outside.

Corridor. Bathroom 9m².

Toilets.

1st Floor :

Lounge 57m², stone fire place with inserted wood stove, old stone sink, exit to the covered terrace " bolet ".

Mezzanine 21m² overlooking the living room.

Heating system with gas.

Gîte 1: 51.50m² total area.

Kitchen on the ground floor : 16m².

Attic floor : 2 bedrooms of 11m² and 15m², shower room 6m², toilets.

Gas heating system.

Gîte 2 : 76.50m² total area.

Entrance : 4m².

Bathroom 6m².

Bedroom 1 in the former baker house : 22m².

Living room with open fitted kitchen : 32m², pellet stove.

Bedroom 2 : 13m².

2 big garages.

2 septic tanks.

2 tanks for rain water

Large vegetable garden, fruit trees, truffle oaks plantation, landscaped park.

4 accesses to the property, one with an automatic portal.

Restoration made with quality materials.

10 minutes from a village with all amenities, schools, college.

Are you interested ?



Marie

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