# MAISONS & CHATEAUX



Ref: 9361NDC

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

Area

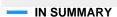
Habitable: 274 m<sup>2</sup>

**公** Usable:

410 m<sup>2</sup> O 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 164m<sup>2</sup> 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.



Rooms: 11 Bedrooms: 6 Bathrooms: 4 Swimming pool: yes Garage place: 3 Parking space: 6

Gas and wood



Outbuildings: yes

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





#### **ENERGY INFORMATION**

Consommation conventionnelle 189,14 kWhep/m².an

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





























#### DESCRIPTION

Main house.

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

Bedroom on the ground floor 24.50m<sup>2</sup>, private exit to outside.

Corridor. Bathroom 9m2.

Toilets.

1st Floor:

Lounge  $57m^2$ , 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.

