



Ref : 9380NDC

**Typical stone restored property situated in the Natural Park, Lot region.**

Area



Habitable : 118 m<sup>2</sup>



Usable : 230 m<sup>2</sup>



Land : 440 m<sup>2</sup>

213 000 €

**House of character for sale Lot.** In the Natural Regional Park of Quercy Causses. Beautiful stone village house with a lot of charm. Possibility to use as main house and gîte with private outdoor space for each. Both houses are sold furnished. Terracotta on the ground floor and wooden floor in the attic. Cellars, summer dining area on the patio, terrace with dominant and unobstructed view. Well. Enclosed 440sqm of land with 2 independent accesses.

#### IN SUMMARY

Rooms : 7  
Bedrooms : 2  
Bathrooms : 2

Swimming pool : no  
Garage place : nc  
Parking space : 1  
Outbuildings : yes

Fuel  
Adsl

**Advantages :** Main house and guest house sold furnished | Quiet village close to shops

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 25 mn



25 mn



20 mn



50 mn



90 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.

Living room 41sqm with open plan kitchen, typical stone sink, door leading to terrace.

Wooden terrace 24sqm with open views of the surrounding countryside.

Attic converted into bedroom 45sqm of floor area, nice framework, dominant views through the windows called "seated dog".

Bathroom 18sqm of floor area.

Gite or guest house

Lounge 31.50sqm with opened kitchen, bathroom, exit in the private garden.

Attic converted into bedroom, 29.50sqm of floor area, exposed beams, views of the village.

Patio 19sqm converted into a discrete and shaded area for summer diners.

Basement of the main house divided into 3 spaces :

Wine cellar or workshop 19sqm.

Former baker house with bread oven 27sqm, actually used as boiler room.

Shed with south facing windows can shelter plants in winter.

Well.

Double glazing wood joinery

Charming quiet village at 5 minutes from shops, services and school.

Are you interested ?



Marie

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