



Ref : 9446PJP

Charming property with three guest rooms in a green setting

Area



Habitable : 223 m²



Usable : 307 m²



Land : 9 092 m²

586 000 €

Luxurious residence for sale Lot. Beautiful real estate complex of 220 m² with commercial activity of three guest rooms in the Lot on the plateaux of Quercy Blanc, in a green setting overlooking a 360° view, decorated with a pretty landscaped park and a fully equipped swimming pool. This farmhouse was renovated and extended with quality materials in the 2000s, preserving the architecture. Possibility to operate immediately without any work to be done.

IN SUMMARY

Rooms : 8
Bedrooms : 5
Bathrooms : 6

Swimming pool : yes
Garage place : 2
Parking space : 3
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Countryside not isolated | Commercial activity

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 25 mn



25 mn



35 mn



60 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 197,00 kWh/m².an

Estimation des émissions 33,00 kg éqCO₂/m².an



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DESCRIPTION

Ground floor:

Covered terrace: 20 m² with original structure

Living room: 65 m² with wood stove

Kitchen: 23 m² equipped and furnished

Clearance / Corridor: 6.50 m² (6.50 m²)

Room 1: 11 m²: 11 m².

Bathroom: 6 m²: 6 m².

Bedroom 2: 30 m² (323 sq ft)

Shower room: 14 m².

Laundry / boiler room: 28 m².

Garden level:

Bedroom 3 en suite: 18 m² with independent entrance

Shower room: 5.50 m².

Bedroom 4 en suite: 23 m² with independent entrance

Shower room: 4 m².

Dependencies :

Garage; 40 m² for two cars

Bedroom 5 en suite: 18 m² with open shower room.

Pool house: 20 m² equipped with a summer kitchen, WC, shower.

Stone shed: 6 m² (6 sq. m.)

Outdoor :

Heated 10x5 swimming pool with solar shower and safety standards.

Automatic lighting throughout the garden.

Garden carefully arranged, a vegetable garden, an orchard.

A well with a pumping system

All the joineries are made of double-glazed wood, the stone floors are reconstituted in all the rooms, the walls and ceilings are insulated. The heating system is oil-fired with a condensing boiler supplying radiators.

This house is very comfortable, spacious and bright.

Are you interested ?



Marie

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