



Ref : 9457OAC

## Property with holiday cottages for sale in the Lot

Area



Habitable : 442 m<sup>2</sup>



Usable : 134 m<sup>2</sup>



Land : 2 445 m<sup>2</sup>

447 000 €

**House of character for sale Lot.** Ideally located in the Quercy Regional Park, near Rocamadour, Padirac and Saint Cirq Lapopie stone combination composed of 1 main house, 2 holiday cottages and a barn to fit out on 2545m<sup>2</sup> of land, lined with stone walls and wooden fences with swimming pool. Located in the middle of a village

### IN SUMMARY

Rooms : 18  
Bedrooms : 11  
Bathrooms : 9

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



Wood and Electric



Adsl

**Advantages :** Property with outbuildings | House with holiday cottages

### SERVICES



1st Shops : 7 mn



All shops : 7 mn



Health : 30 mn



Elementary : 7 mn

Middle School : 20 mn

High school : 30 mn



30 mn



10 mn

### ENERGY INFORMATION

Consommation conventionnelle 407,00 kWh/m<sup>2</sup>.an

Estimation des émissions 25,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## DESCRIPTION

Main house 106 m<sup>2</sup>: former sheepfold with exposed stone walls.

Living room with open fire place : 62 m<sup>2</sup>, kitchen 19.43 m<sup>2</sup>, ceiling height : 2.65 m, equipped kitchen.

Bedroom 1: 10.64 m<sup>2</sup>, ceiling height : 2.38 m

Bedroom 2: 9.72 m<sup>2</sup>, ceiling height : 2.15 m

Wc 2.08 m<sup>2</sup>, and basin area 1.88 m<sup>2</sup>

Shower room: 2.38 m<sup>2</sup>

Electrical and wood-heating, double glazing.

Beautiful stone barn adjoining the house, 135 m<sup>2</sup> space to renovate.

Holiday cottage 1:

Impressive 1856 building, former restaurant of 240 m<sup>2</sup>

Ground floor: livingroom of 70 m<sup>2</sup> with lounge area, open fireplace, wood stove, fitted and equipped kitchen.

Upstairs, 5 bedrooms of 25 m<sup>2</sup> with independent access, each of them have a shower room and toilets. 3 of them have in addition a duplex room which can welcome 2 further beddings.

Bedrooms equipped with 140 double beds. The duplex rooms are equipped with two 90 single beds.

Electrical heating

Indoor facilities

Washing machine, dishwasher, 2 refrigerator-freezers, oven, 2 gas stoves (8 burners), micro-wave oven, TV, DVD player, wood stove, cooking equipment and dishes, electric coffee maker, electric kettle.

Furnished terrace.

External equipment:

Barbecue, table, garden chairs and parasols.

Holiday cottage 2: 110 m<sup>2</sup>

Old stone barn

Located in a dominant position over the land, direct access to the swimming pool, independent land.

Ground floor:

Lounge room with fitted and equipped kitchen and living room area 28 m<sup>2</sup>

Open terrace

2 bedrooms of 12 and 13m<sup>2</sup> equipped with 1.40m double beds, each with shower room and toilets

Upstairs, 2 bedrooms of 18 m<sup>2</sup> and 15 m<sup>2</sup> with a shower room of 3.08 m<sup>2</sup> and independent toilets on the landing.

Bedrooms are equipped with four 0.90m single beds.

Electrical heating

Indoor facilities:

Washing machine, dishwasher, refrigerator-freezer, oven, gas stove, micro-wave oven, TV, DVD player, cooking equipment and dishes, electric coffee maker...

External equipment:

Barbecue, table and garden chairs, deck chairs.

No double-glazing for the holiday cottages in the bedrooms.

Secured swimming pool 15mx7, aluminum fence with restricted access to 2 doors with

Are you interested ?



Marie

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