



Ref : 9477CHG

## Confortable character house with swimming pool, close to St Cirq Lapopie

Area



Habitable : 197 m<sup>2</sup>



Usable : 290 m<sup>2</sup>



Land : 2 802 m<sup>2</sup>

388 000 €

**Farmhouse & Mas for sale Lot.** Traditional house of 197 m<sup>2</sup> living space, underfloor heating, double glazing, with ground floor, entrance, wc, dining room, fitted and equipped kitchen, covered terrace, cellar/boiler room with recent oil-fired boiler, lounge with fireplace, master bedroom with bathroom, dressing room, kitchenette, lounge. Upstairs, mezzanine, 2 bedrooms, bathroom, toilet. Two cellars and a large technical room under the terrace, a 10 x 5 chlorine safe swimming pool, a large beach with shower. Barbecue and large hard canopy for 2 cars, septic tank to standards. Wooded and landscaped plot.

### IN SUMMARY

Rooms : 9  
Bedrooms : 3  
Bathrooms : 2

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



Wood and Fuel



Adsl

**Advantages :** Quality building | Quiet location

### SERVICES



1st Shops : Nearby



All shops : 15 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 20 mn

High school : 20 mn



25 mn



25 mn



70 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 100,00 kWhep/m<sup>2</sup>.an

Estimation des émissions 23,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Chateaux

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## DESCRIPTION

### House

Ground floor: Terracotta floor

Old entrance door.

Entrance hall: 9.80 m<sup>2</sup>, cast iron radiator, exposed oak beams, plastered walls.

Clearance: 1.85 m<sup>2</sup>, washbasin, stone basin, plaster and stone walls.

Independent toilet: 1.77 m<sup>2</sup>, window, exposed beams.

Landing: 2.00 m<sup>2</sup>, oak staircase leading to the mezzanine, 5-step staircase leading to the dining room.

Dining room: 22.5 m<sup>2</sup>, height 3.50 m<sup>2</sup>, double glazed door with access to terrace and swimming pool and glazed door with access to covered terrace.

Kitchen: 13.50 m<sup>2</sup>, fitted and equipped, 4 gas hobs with oven and hood, double sink, dishwasher Electrolux, integrated refrigerator, stone on the walls.

Covered terrace: 17.75 m<sup>2</sup>, stone floor, exposed beams, south facing, view over the swimming pool and countryside, access to a built barbecue.

Access by oak staircase to boiler room/underwear room: 20.00 m<sup>2</sup>, fuel boiler, with hot water production, electric panel, window, direct access door to the entrance hall.

Living room: 31.55 m<sup>2</sup>, large fireplace, south side double glazed door on pool side, north window.

Office: 12.20 m<sup>2</sup>, North and South window with awning.

Wc: 2.00 m<sup>2</sup>, washbasin, north window and awning.

Kitchen: 10.80 m<sup>2</sup>, north window, west exterior access door, oiled wooden worktop, double basin, dishwasher, hot water tank, 4 gas cooker and oven with hood.

Bathroom: 7.70 m<sup>2</sup>, Italian-style floor and shower in black marble, bath, furniture with drawers, two basins, mirror, electric radiator, West window with blind, vmc.

Dressing room: 6.00 m<sup>2</sup>, West window with blind.

Clearance: 2.80 m<sup>2</sup> (2.80 m<sup>2</sup>)

Master bedroom: 20.40 m<sup>2</sup>, South window, double glazed door with access to terrace and swimming pool, blinds.

### 1st floor

Staircase in solid oak.

Mezzanine: 19.00 m<sup>2</sup>, solid oak parquet floor oiled on insulation and underneath fir floor. South and east window, exposed frame, insulated roof.

Separate toilet: 1.66 m<sup>2</sup>, washbasin, north window, parquet floor and oak frame.

Clearance: 2.00 m<sup>2</sup>

Bathroom: 3.50 m<sup>2</sup>, furniture with XL basin, bath, radiator, parquet floor and solid oak frame.

Bedroom 2: 11.00 m<sup>2</sup>, oiled oak parquet flooring, exposed beams, west window.

Bedroom 3: 15.20 m<sup>2</sup>, two windows South, radiator, parquet floor and oak frame.

### Outdoor use

Large beach with shower and metal railing.

Chlorine swimming pool 10m x 5m, liner, alarm to standards.

Cellar under master bedroom: 32.30 m<sup>2</sup>, concrete floor.

Cellar under terrace: 18.00 m², concrete floor.

Outside stairs leading to the garden in corten.

Technical swimming pool room: 22.50 m², concrete floor, sand filter and pump.

Septic tank to standards.

Hard carport: for two vehicles, stone floor, brick pillars, open on 3 sides, exposed frame.

Fuel tank under shelter.

Wooded environment, quiet.

Shops on site.

Close to one of the most beautiful villages in France.

Great opportunity.

Are you interested ?



Marie

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