



Ref : 9490TPL

Beautiful Quercynoise with 5 bedrooms, 1 gîte, shops whitin walking distanc

Area



Habitable : 214 m²



Usable : 357 m²



Land : 3 865 m²

323 000 €

House of character for sale Lot. EXCLUSIVE. Magnificent bright Quercynoiseis, in a quiet location, not overlooked. this hous ebuilt on cellars, reachable by a bolet is at 15 minutes' walking distance from all amenities. It has on the first level, office, living room, kitchen, cellar and veranda, as well as a bedroom with shower room and toilet, then in the attic, 4 bedrooms and a shower room with toilet. The land is in two parts, the house and the cottage is located on a plot of 1 245 m², and opposite a meadow of 2 620 m². The cottage has a living room with open kitchen and toilet on the ground floor, and two bedrooms and a bathroom with toilet on the first floor. In front of the gîte, a covered terrace that also leads to a laundry room, boiler room and a double garage with electric doors. A small stone outbuilding is also present on the property. 2 Septic tanks. Gas central heating with condensing boiler for the main house, Underfloor heating with heat pump for the gîte. Double PVC glazing.

IN SUMMARY

Rooms : 12
Bedrooms : 7
Bathrooms : 3

Swimming pool : no
Garage place : 2
Parking space : 1
Outbuildings : yes



Gas and Electric



Adsl

Advantages : Shops at walking distance | Quiet location in the countryside

SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 20 mn



Elementary : 2 mn

Middle School : 20 mn

High school : 20 mn



20 mn



30 mn

ENERGY INFORMATION

Consommation conventionnelle 168,00 kWhép/m².an

Estimation des émissions 29,00 kg éqCO₂/m².an



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— DESCRIPTION

Quercynoise, 59 m² on cellars and workshop 5 m².

1st floor, dwelling, accessible by an external stone staircase followed by a bolet at the entrance:

Living rooms, tiled floors:

Living room with fireplace and insert: 48 m².

Equipped kitchen: 17 m²

Cellar: 8 m²

Veranda with barbecue: 20 m².

Small office with cupboard near entrance: 4 m².

En suite room: 24 m². Comprising shower room with toilet: 9 m²

Attic, wooden floor, accessible from the living room by a wooden staircase:

Attic bedrooms with respectively on the ground surface: 8 m², 12.50 m², 14.40 m², and 16.70 m².

Shower room with toilet: 4.80 m².

The cottage, entirely tiled, accessible by a covered terrace:

Open and equipped kitchen lounge: 27.50 m².

wc: 1.18 m²

On the first floor, two bedrooms with high ceilings: 9.80 m² and 8 m² with dressing room

Shower room with toilet: 5.30 m².

Stone outbuilding of 14 m².

Double garage: 31.50 m².

Laundry room: 8.50 m²

Are you interested ?



Marie

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