



Ref : 9515TPL

Modern house, 5 bed and breakfast, close to shops, quiet with swimming pool

Area



Habitable : 266 m²



Usable : 367 m²



Land : 3 250 m²

350 000 €

Chambre d'hotels for sale Lot. In a quiet environment, this house / villa of 266 m², with a land size of 3250 m² has 5 rooms including 5 guest rooms. Very bright and open views over the countryside, land of 3250 m² with heated swimming pool. The private part consists of a large living room, kitchen, two bedrooms and bathroom with shower and bathtub. The south-facing terrace offers a beautiful view of the surrounding countryside. A large garage and several cellars complete this property.

IN SUMMARY

Rooms : 10
Bedrooms : 7
Bathrooms : 6

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



Gas and wood



Adsl

Advantages : All amenities by foot | 7 bedrooms

SERVICES



1st Shops : Nearby



All shops : Nearby



Health : 40 mn



Elementary : Nearby

Middle School : Nearby



40 mn

ENERGY INFORMATION

Consommation conventionnelle 194,20 kWh/m².an

Estimation des émissions 37,00 kg éqCO₂/m².an



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DESCRIPTION

Ground floor, fully tiled,

Living room, dining room: 47 m²

Boiling wood stove, triple south, east and west exposure

Kitchen 12 m²

Facing south, access through French windows to a terrace overlooking the grounds.

Breakfast room : 20.50 m².

facing South, access by French window to terrace

2 Bedrooms: 14 m² and 27 m².

Exposure North, the largest has a dressing room and a French window to the outside.

Bathroom with shower, bath and toilet: 8 m².

Separate toilet with window: 2 m².

First floor: 14 m² hall leading to 5 guest bedrooms en suite with dressing room, parquet

floor with tiled floor in the shower rooms,

5 bedrooms of 12 m², 14.50 m², 14.70 m², 15.15 m² and 15.20 m².

On the garden level,

A living room with open kitchen for guests: 26.40 m².

facing South

Wc : 2 m².

Laundry room : 9 m²

Technical workshops, cellars: 50 m².

Garage for two cars: 34 m².

SWIMMING POOL 5X10 heated by heat pump, chlorine, depth 1.20m to 1.80m.

Gas central heating and boiler stove (2 years) in addition for the domestic water: buffer tank and electric tank.

Septic tank.

Property to discover, possibility of professional turnover or large family house, with shops and school on foot, in a lively village of the Lot.

Are you interested ?



Marie

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