



Ref : 9534TPL

Two independant houses with outbuilding bordered by the Lot river

Area



Habitable : 258 m²



Usable : 318 m²



Land : 7 794 m²

447 000 €

House of character for sale Lot. Very charming property with two independent houses and a stone outbuilding, benefitting of a rare situation bordered by the river with private beach and pontoon. Very peaceful and quiet location at about 5mn from all services and school. Unique...

IN SUMMARY

Rooms : 11
Bedrooms : 6
Bathrooms : 4

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



Fuel and Electricity



Adsl

Advantages : Unique situation at the Lot river | 2 independant houses

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 30 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 30 mn



30 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 225,80 kWh/m².an

Estimation des émissions 12,40 kg éqCO₂/m².an



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DESCRIPTION

Main house :

Garden level :

Kitchen : 35 m² fully equipped

Shower room : 4 m² shower, wash basin

Cellar for central oil heating system Brötje

Laundry

Toilets

Summer kitchen : 28 m², open fire place

First floor

Living : 39 m², wood oven Jotul, wooden floor

Bedroom 1 /office : 10 m² wooden floor

Bedroom 2: 11 m² wooden floor

Bedroom 3 : 18 m² wooden floor, balcony with views over the Lot river

Bedroom 4 : 12 m² wooden floor

Bath room: 6 m², bathtub, wash basin

Toilets

Oil central heating system by radiators for each room

Partially double glazed windows

Guest room / gîte renovated in 2010 :

Dining /kitchen : 27 m², terrace with views over the Lot river

Cellar

Dressing

Bedroom 1 : 10 m²

Shower room: 5 m², shower, wash basin, toilets

Laundry

Toilets with hand wash

First floor :

Living : 29 m² parquet

Bedroom 2: 14 m²

Dressing : 3 m²

Bathroom : 6 m², bath tub, wash basin, toilets

Dressing: 4 m²

Double glazed windows

Electric heating

Stone outbuilding

Park bordered by the Lot river with Pontoon

Private beach

5mn from all services and school

Very peaceful quiet location

Ideal for touristic activity or family home

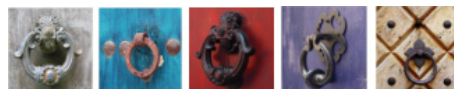
Are you interested ?



Marie

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