



Ref : 9579CHG

Lot, in a hamlet, country house and barn for gite, swimming pool

Area



Habitable : 307 m²



Usable : 352 m²



Land : 3 680 m²

449 000 €

House of character for sale Lot. In a beautiful hamlet of the Lot, between Sarlat and Rocamadour, without vis-à-vis, beautiful stone country house of 170 m² with large kitchen with central island, living room, 3 bedrooms en suite, dining room or office on the ground floor, and its barn converted into a guest house of 137 m² with beautiful living room of 72 m² with kitchenette and 3 bedrooms en suite on the ground floor and pool. Ideal for seasonal rental as a charming cottage. Swimming pool with pool house, summer kitchen, terrace, all set on 3640 m² of garden.

IN SUMMARY

Rooms : 13
Bedrooms : 6
Bathrooms : 6

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

Fuel
 Adsl

Advantages : The houses are in very good condition | Possibility to rent the barn

SERVICES



1st Shops : 10 mn



All shops : 15 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



15 mn



6 mn



45 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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— DESCRIPTION

The main house: 170 m² (170 m²)

Union of two former communicating buildings.

Entrance by a bolet terrace on the front and back of the house.

Courtyard side, main entrance: 01.98 m².

Fitted and equipped kitchen: 25.60 m².

Central island, access to west terrace and garden, a French window, a window, a wooden floor with large raw slats,

Living room: 23.47 m² / 23.47 m²

wood stove, 2 windows, parquet floor

½ level below:

Laundry room: 06.59 m².

in the old bread oven, sink, tiled floor

Shower room: 02.40 m².

Italian shower, washbasin, WC, tiled floor

Dining room or office: 12.31 m².

Reconstituted tiled floor, large arched glazed door on courtyard.

Above the dining room,

Bedroom 1 en suite: 20.44 m²

2 windows on 2 sides, rough floor with large slats,

Shower room: 02.46 m².

Italian shower, washbasin, WC, tiled floor

Floor accessible from the stairs in the kitchen and dining room:

Bearing 01.40 m²

Bedroom 2 en suite: 15.70 m².

under the attic, cupboards, dressing room,

bathroom: 03.37 m² / 3.37 m²

Bathtub, shower, basin unit, WC, velux

Bedroom 3 en suite: 12.75 m²

Under the attic, a room 13.15

Shower room: 02.80 m².

Italian shower, basin unit, suspended WC, velux,

Cellars: 45.98 m² (45.98 m²)

Gas central heating, boiler 2008, wood stove in the living room

Individual sanitation

Converted barn: 137 m² (137 m²)

On the first floor accessible from the garden

Entrance through the old carriage door with double glazed wooden door

Living room kitchen: 72.00 m²

equipped and furnished kitchen, and laundry area

On the ground floor of a garden and swimming pool

Entrance with stairs: 10.03 m².

Bedroom 1 en suite: 20.13 m²

Bathroom with Italian shower, 2 basins, toilet, dressing closet,

Bedroom 2 en suite: 18.40 m²

Italian shower room with shower, washbasin, WC, dressing closet

Bedroom 3 en suite: 17.36 m².

Italian shower room with shower, washbasin, WC, dressing closet

Electric heating by radiant floor heating on both levels

Individual sanitation

Swimming pool 10 X 5 m chlorine filtration, liner

Plot of land 3640 m²

no work to be done....

Are you interested ?



Marie

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