



Ref : 9603NDC

**Large typical property to renovate, river, spring, large plot of land, Lot.**

Area



Habitable : 205 m<sup>2</sup>



Usable : 645 m<sup>2</sup>



Land : 2,3 Ha

269 000 €

**Maison de maître for sale Lot.** In the Regional Natural Park of the Causses du Quercy. Exceptional property bordered by a small river. Old stone manor house to renovate 205m<sup>2</sup> currently habitable and comfortably distributed. 6 large bedrooms, one of which needs to be completely restored. Large kitchen, old vaulted souillarde, bakery inside the house. Beautiful original features such as, stone floor, cellars and other vaulted rooms. Barns 200m<sup>2</sup> floor area Tower of the doveote Access to the river. Abundant spring on the property. Land of 9Ha97 largely occupied by wood on the hills. Dominant position. Nice views.

#### IN SUMMARY

Rooms : 10  
Bedrooms : 6  
Bathrooms : 2

Swimming pool : no  
Garage place : 3  
Parking space : 6  
Outbuildings : yes

Fuel  
Adsl

**Advantages :** Large authentic property with beautiful views | Large plot bordered by a stream, and a spring

#### SERVICES



1st Shops : 3 mn



All shops : 10 mn



Health : 45 mn



Elementary : 10 mn

Middle School : 25 mn

High school : 25 mn



45 mn



45 mn



60 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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## — DESCRIPTION

4-storey house leaning against the sloping land.

Entrance by a stone staircase with vaulted ceiling.

Ground floor, living area.

Landing 7.50m<sup>2</sup>, stone floor.

Old kitchen: 29m<sup>2</sup>, large fireplace, built-in cupboard, exit to the courtyard.

Old souillarde: 10m<sup>2</sup>, stone floor.

Cellar: 8.60m<sup>2</sup>, vaulted ceiling.

Souillarde and cellar communicate with the kitchen.

Dining room: 18.50m<sup>2</sup>: wooden floors, fireplace, wooden mantelpiece and stone floor, built-in cupboard with antique doors.

Bedroom 1: 22m<sup>2</sup>, very nice carved stone doorframe, wooden floors, wood clad fireplace, open space with shower and washbasin.

Separate toilet.

Beautiful wooden staircase leads to the first floor.

On the way back from the staircase, a stone paved landing gives access to the bakery.

Floor, wooden floors on the ground.

Corridor: 3.70m<sup>2</sup>.

Clearance for 2 bedrooms.

Bedroom 2: 12.70m<sup>2</sup>, original built-in cupboard.

Bedroom 3: 16.m<sup>2</sup>.

Bedroom 4: 17m<sup>2</sup>, fireplace mantelpiece missing.

Bedroom 5: 21m<sup>2</sup>, wooden fireplace, original built-in cupboard.

Bedroom 6: 24m<sup>2</sup>, room to be restored.

Wooden staircase leading to the attic.

Convertible attic: 107m<sup>2</sup> floor area, large opening, renovated roof, frame in perfect condition.

Garden level is occupied by an old cellar with a beautiful vaulted ceiling and a small old sheepfold with a stone crèche.

Bakery to be restored: 13.70m<sup>2</sup> floor area, bread oven with vaulted ceiling, 2 large doors on each side of the room giving access to 2 beautiful terraces.

The vault of the bakery is under the dovecote.

Dovecote fitted on 2 levels of which the first level of 10m<sup>2</sup> is accessible through a studded door.

Stone barn consisting of several rooms, 205m<sup>2</sup> on the ground floor plus an adjoining agricultural shed of 63m<sup>2</sup>.

Ground floor.

Open part in stone: 97m<sup>2</sup>.

Stable: 43m<sup>2</sup>.

Former sheepfold: 35m<sup>2</sup>.

Old wine storehouse : 30m<sup>2</sup>.

Attic of the barn: 177m<sup>2</sup>, accessible by a beautiful stone opening from the land, magnificent ship's hull frame, floor to be revised.

Former tobacco drying room: 127m², building included in the land register, good wooden structure and the framework is in good condition, large opening at the height of the farm machinery.

Other small stone outbuildings such as a pigsty, henhouse, etc.

The property is bordered by a small river, access is via a small vaulted bridge.

There is a cave under the hill.

There is a very beautiful and inexhaustible spring on the property.

The land of 9Ha 97a 61ca is divided in about 2Ha of fields, about 3000m² occupied by buildings and the rest 3/4 are woods on adjoining hills.

**Are you interested ?**



**Marie**

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