



Ref : 9606MDB

Lot in Bouriane, housing estate on 23 hectares of meadows and woods.

Area



Habitable : 175 m²



Usable : 1 223 m²



Land : 23,3 Ha

618 000 €

Luxurious residence for sale Lot. Property consisting of a stone house type quercynoise of 175m² on 2 levels with hourdis floor and basement of 75 m². 4 outbuildings. Swimming pool and its pool house on a concrete and paved terrace of more than 100m². A pond and a well on 23H of meadows, moors and woods with an open view of 360°.

IN SUMMARY

Rooms : 7
Bedrooms : 4
Bathrooms : 2

Swimming pool : yes
Garage place : 10
Parking space : 10
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Large land with open view | development possibility

SERVICES



1st Shops : 10 mn



All shops : 15 mn



Health : 15 mn



Elementary : 10 mn

Middle School : 15 mn

High school : 15 mn



15 mn



30 mn



75 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 262,00 kWh/m².an

Estimation des émissions 64,00 kg éqCO₂/m².an

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— DESCRIPTION

First floor:

Entrance: 10.84 m².

Dining room: 19 m² tiled floor tile style

Living room: 42 m² with a 2.50 m² fireplace and oak parquet flooring

Fitted and equipped kitchen: 12 m² redone in 2008

Bathroom with corner bathtub: 6.40 m².

Bedroom 1: 11.80 m², built-in cupboards, parquet flooring, 1 window

Bedroom 2: 16.70 m², built-in cupboards, parquet flooring, 2 windows

Separate toilet: 1.50 m².

Second floor: Windows with standard or tilt-and-turn opening and electric shutters on roof windows. Access to the second floor by large oak staircase.

Bedroom 3: 29 m², carpet on the floor and many built-in cupboards

Bathroom: 10m² Italian shower, WC, new tiles, radiators "acova" and towel dryer.

Bedroom 4: 12m², parquet flooring and built-in cupboards.

Basement:

Clearance 10 m² with food reserve

Boiler room: 16 m², 2 fuel tanks of 2500 L each and electric water heater installed in 2017 to reduce fuel consumption in the summer.

Laundry: 31 m², consisting of 2 washing machines, tumble dryer, fridge-freezer and sink with hot water.

Room of 18 m², closed and heated

Main house facing south

Reconstruction in the 70's, according to the rules of art, local craftsman, of a house dating from 1803 approximately.

Restored in 2014:

Attached open garage, wood and tile structure

All electrical panels have been changed and brought up to standard with differentials.

Roof (oak frame) redone in its entirety with insulation and screen under roof to standards.

All the rooms have double glazed windows with mosquito screens.

VMC in all bathrooms and kitchen.

Pavement of the terraces redone in 2016, south 45m², equipped with a blind 6X4. In the north, 12m² with kitchen access.

12X7 pool refurbished 2015 2016:liner, piping, skimmers, heat pump, sand filter and electrical panel.

Paved beaches on concrete foundation of more than 100 m² and solar shower

Cleaning by autonomous robot. Integrated interior and exterior pool lighting. Operation by remote control.

Electric submerged safety roller shutter, water treatment with salt, automatic PH and heated by heat pump, pool temperature adjustable, average between 28° and 30°.

Pool house: 36 m² on basement, wooden structure covered with tiles and insulated, paved floor, double glazed alu windows, mosquito net and fitted kitchen, oven, fridge, hob, television.

Balcony all around, septic tank installed for WC inside. Covered space, reserved for BBQ. Works 2015, 2016

Dependencies:

Barn 140 m², in stone, concrete floor, wood and tile frame

Building 1: 576 m², steel frame and cinder blocks, 80% concrete floor and 20% dirt floor.

Water, electricity and power (380 V) independent meter.

4 large doors 4 m high and 3 m wide.

Building 2: 416 m², structure in coated cinder blocks, self-supporting frame (without pillars), concrete floor, water and electricity (+ 380 V) and large access doors.

Building 3: 16m² in cinder blocks on 150m² concrete slab and roof in good condition.

Either for all the buildings, 1100 m² covered and closed.

Private pond with fish completely closed of 400 m², pump and lighting by remote control.

Septic tank

Land: 23 HA closed around the house.

Composed of wood: about 12 HA, moors and meadows

Flat land on about 5 HA around the house

Clear view, visibility about 200 Kms, Mont d'Auvergne visible snowy in winter.

Altitude of the property about 300M

A few amenity and fruit trees (fig, apple, a few vines, cherry) and a dozen walnut trees.

Are you interested ?



Marie

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