



Ref : 9612CCV

Charming stone house with nice views

Area **SAINTE CROIX**



Habitable : 118 m²



Usable : 124 m²



Land : 1,1 Ha

345 000 €

Luxurious residence for sale Lot. Pretty stone country house built in 2008. 118m² net living space on one storey, situated in the white Quercy region in the south of the Lot not far from a tourist village, with open views on a hilly plot of 1.6 hectare.

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 1

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



Heat pump



Adsl

Advantages : Countryside | Character house

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 35 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 35 mn



35 mn



40 mn



50 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 106,00 kWh/m².an

Estimation des émissions 4,00 kg éqCO2/m².an



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DESCRIPTION

House on one level.

Fitted and equipped kitchen: 12.71 m².

Laundry / boiler room: 5.10 m².

Living room : 49.36 m² with open fireplace

Corridor: 7.23 m².

SAS : 2.76 m²

Bedroom 1: 11.26 m²

Bedroom 2: 16.79 m²

Bedroom 3: 16.49 m².

Bathroom : 7,10 m² with double basins, shower, bidet.

Toilet : 2,76 m².

Spacious attic space that can be converted.

A private entrance has been created by a path leading to a car park. The house is facing south west, with a clear view, in a green setting without opposite.

The house was built in 2008 with quality materials while respecting the standards. The walls are insulated between stone and brick walls, the windows are made of PVC with double glazed, the attic and the floor are insulated too. The heating is emitted by an air/water heat pump with underfloor heating. The floors are made of quality ceramic tiles, and the ceilings are high. The sanitation system has been controlled and certified. Comfort is assured.

Possibility to build a garage or an outbuilding at its convenience due to the quantity of stones and tiles on site. It would be easy to install a swimming pool on the site.

Are you interested ?



Marie

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