



Ref : 9613OAC

## Character stone house with guest house, open views, swimming pool

Area



Habitable : 112 m<sup>2</sup>



Usable : 287 m<sup>2</sup>



Land : 4 696 m<sup>2</sup>

355 000 €

**House of character for sale Lot.** Between Cahors and Figeac, in the middle of the Causses du Quercy, in a small charming village not far from the shops. Beautiful stone combination from the XIXth century composed of a main house, a guest house, a barn and an old dryer.

### IN SUMMARY

Rooms : 7  
Bedrooms : 4  
Bathrooms : 4

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



Fuel and Electricity



Adsl

**Advantages :** Beautiful open views | Quiet area

### SERVICES



1st Shops : 10 mn



All shops : 35 mn



Health : 40 mn



Elementary : 17 mn

Middle School : 37 mn

High school : 37 mn



40 mn



27 mn



40 mn



99 mn

### ENERGY INFORMATION

Consommation conventionnelle 164,00 kWh/m<sup>2</sup>.an

Estimation des émissions 13,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## — DESCRIPTION

The main house of 112 m<sup>2</sup>, partly on cellar is composed, at ground floor of a large living room of 70 m<sup>2</sup> with living room, old souillarde and an open kitchen, equipped and fitted out with central island. A wooden terrace in opens on the countryside; upstairs two bedrooms in suite.

Guest house with two bedrooms, leaning against the barn that can be converted, old pigsties, an old stone and wood dryer and an above ground swimming pool with wooden terrace, on a land of 4696 m<sup>2</sup>. The whole in a quiet area with open views over the Quercy countryside.

### MAIN HOUSE

Ground floor :

Living room : 70 m<sup>2</sup>  
fireplace with wood stove  
an old souillarde used as a library  
fitted kitchen with central island  
parquet flooring

Laundry room : 4,33 m<sup>2</sup>.  
old bread oven

First floor :

Bedroom 1 : 15 m<sup>2</sup>  
en-suite with shower and toilet  
office or dressing room with access from outside  
parquet flooring

Bedroom 2 : 17 m<sup>2</sup>  
en-suite with shower, bath and toilet  
towel dryer  
parquet flooring  
Cellar : 40,72m<sup>2</sup>.

### GUEST HOUSE

Living room-kitchen : 26 m<sup>2</sup>.  
fireplace with insert  
partly furnished  
parquet flooring

Bedroom 1: 10 m².

en-suite with shower and toilet

Bedroom 2: 10 m².

en-suite with shower, toilet and towel dryer

A terrace with electrical outlet.

Barn : 61 m² on the ground

leaning against the guest house (possible extension)

3 pigsties: 4 m² each

one with skylight

Old dryer : 68 m².

stone and wood

opening for a garage access

Oval above ground pool with wooden deck

The land includes fruit trees including plum, cherry, fig and walnut trees as well as a vegetable garden and a former water collector.

Sanitation all-water pit

Heating: fuel oil, electric and wood stove

Water softener

Joinery: wood, double glazing

Peaceful environment, ideal to enjoy the quiet in the heart of a protected tourist park.

Are you interested ?



Marie

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