



Ref : 9618LMV

Property with gîtes, on the edge of the Lot, on 8685 m² of land.

📍 Area puy l'eveque



Habitable : 442 m²



Usable : 661 m²



Land : 8 685 m²

633 000 €

Farmhouse & Mas for sale Lot. Beautiful authentic stone property, in the countryside, quiet. A private courtyard leads to the property, a character ensemble with a Quercy house comprising a main house of 225 m² perfectly restored with its 4 bedrooms, 3 of which are en suite, independent ground floor flat, two barns converted into guest houses or gîtes, various outbuildings, bread oven, lean-to, workshop, on flat land of over 8600 m² with well, pond and swimming pools. Possibility of gîte and guest rooms business, in a touristic area.

IN SUMMARY

Rooms : 9
Bedrooms : 4
Bathrooms : 5

Swimming pool : yes
Garage place : nc
Parking space : 5
Outbuildings : yes



Heat pump



Adsl

Advantages : Quiet area | Character combination

SERVICES



1st Shops : 3 mn



All shops : 10 mn



Health : 50 mn



Elementary : 3 mn

Middle School : 10 mn

High school : 15 mn



17 mn



65 mn



60 mn



69 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

Main house

The entrance is via an outside stone staircase leading to the bolet on the first floor.

1st floor of the dwelling house:

Dining room: 34 m² giving onto a terrace facing west of about 20 m²

Double living room with North and South exposure, with inglenook fireplace: 31 m²

Fitted and equipped kitchen: 11 m²

Bedroom 1, stone floor, with toilet and shower: 9.40 m²

Office or guest room: 12 m²

2nd floor, parquet flooring:

A landing of 9 m², with wc

Bedroom 2, en suite with shower, dressing room: 24 m²

Bedroom 3, en suite with shower: 15 m²

Bedroom 4, en suite with shower and bath, dressing room: 25 m²

On the ground floor of the main house, flat of 52 m²

Living room paving stone and adobe, facing west: 28 m² overlooking a terrace of about 20 m²

Equipped kitchen: 4 m²

Bedroom, en suite with Italian shower, wc: 19 m²

Two barns converted into guest houses or gites, on two levels.

Gite 1 - 10 people

Fully equipped and furnished

Independent entrances, courtyard or garden side

Garden level, tiled flooring

Kitchen, dining room, toilet: 31 m²

Living room: 41 m²

Laundry room, luggage storage, to finish restoring: 21 m²

Floor

Parquet flooring, corridor leading to the:

Bedroom 1: 7 m²

Cupboard, double bed

Bedroom 2: 7.80 m²

Cupboard, double bed

Bedroom 3: 7.75 m²

Cupboard, double bed

Bedroom 4: 8.63 m²

Cupboard, 2 single beds, double bed

Shower room: 4.22 m²

Double washbasin, shower, wc

Bathroom: 4.27 m²

Double washbasin, shower, bathtub

In-ground swimming pool 6x12, private terrace facing South

Gite 2 - 6 to 7 people

Fully equipped and furnished

Independent entrances, courtyard or garden side

Garden level, tiled flooring

Living room: 32 m²

2 bay windows

American kitchen: 7 m²

Bedroom 1: 15.50 m²

En suite with dressing room, shower room, wc, double bed

Floor

Small living room: 15 m²

Bedroom 2: 16.80 m²

En suite with dressing room, shower room, wc, single bed, double bed

Bedroom 3: 20 m²

En suite with dressing room, shower room, wc, double bed

Above-ground wooden swimming pool 4x8, private terrace facing North-West

Dependencies:

On the ground floor, laundry room, cellar, garage, bread oven, workshop, sauna and gym for a useful surface of 150 m².

Private parking in front of the property, access to the river through the garden.

Main house: underfloor heating, reversible air-conditioned heat pump, PVC and wood double glazing

Gite 1: electric heating, double glazing in aluminium and PVC.

Gite 2: electric heating, PVC double glazing

Main house perfectly restored. The property can be used immediately.
Possibility to restore the outbuildings.

Are you interested ?



Marie

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