# MAISONS & CHATEAUX



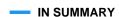
## Lot in Bouriane, housing estate on 12 hectares of meadows and woods.

Area Gourdon

Habitable: 250 m<sup>2</sup>

**公** Usable: 425 m<sup>2</sup> Land : 11,9 Ha 639 000 €

Property & Domain for sale Lot. In an independent situation on 12 hectares of meadows and woods, this stone building complex, close to all amenities, is composed of a mansion, a guest house with a large veranda and a workshop of 100 m<sup>2</sup> on 2 levels. The property has 3 ponds supplied with spring water with its old wash-house, its well and its old bread oven.



Rooms: 10 Bedrooms: 6 Bathrooms: 4 Swimming pool: no Garage place : nc Parking space: 2 Outbuildings: yes

Wood and Fuel

Adsl

Advantages: Large woodland and meadow area | Water on the property

#### **SERVICES**

1st Shops: 5 mn

All shops: 5 mn

Health: 5 mn

Elementary: 5 mn

Middle School: 5 mn High school: 5 mn

√m 20 mn <del>ംട്ട</del> 45 mn

### **ENERGY INFORMATION**

Consommation conventionnelle 251,00 kWhep/m².an

Estimation des émissions 22,00 kg éqCO2/m².an









#### DESCRIPTION

The main house: 180 m² of living space and 23 m² of useful surface

Garden level: Tile flooring

Living room 30 m<sup>2</sup> with fireplace and Godin stove

Kitchen 27 m² equipped and fitted out including 1 WC with washbasin; glazed door to the west

Laundry room 6 m2, outside access

Boiler room 17 m<sup>2</sup>: BEDERUS boiler and 1500L fuel oil tank.

Level 1: carpet on the floor

Living room 30 m² with fireplace and Godin stove; window and French door opening onto west facing terrace

Bedroom 1- 30 m² en suite with shower room and wc, east facing orientation

Bedroom 2- 30 m<sup>2</sup> en suite with shower room, toilet and bathtub in the bedroom, east facing position.

Level 2:

Landing 10 m <sup>2</sup> with integrated cupboards under slope; floor covering type coconut and velux

Bedroom 3-11 m2, carpet and velux

Bedroom 4-9 m² under slope, carpet and velux

Bathroom, WC 4.50 m2, tiled floor

Mosquito net on 1 window in each room.

Double glazing everywhere except in the kitchen.

Old bread oven of 16 m<sup>2</sup>.

Veranda: 80 m² adjoining the barn, roof with wood frame and tiles, tiles, 6 windows and sliding doors.

Barn:

Part 1: Guest house of 70 m² of living space

Living room 40 m² with fitted and equipped kitchen 3 windows including 1 fixed and glazed door on veranda.

Bedroom 1- 10 m², PVC floating parquet floor, 4 windows including 2 fixed windows facing west.

Bedroom 2- 10 m², PVC parquet floor, 2 windows west facing position

Bathroom 7 m2, separate WC, tiled floor and WC

Entrance door to the south.

Wood stove and electric heating.

Turkish stone paved floor.

Windows are in PVC double glazing

Part 2: Workshop 54 m<sup>2</sup> concrete floor and mezzanine of 60 m<sup>2</sup>.

Central heating Fuel oil and wood

Spring water



Telephone line: fiber

250 m² living area and 173 m² useful area

10 pieces

6 bedrooms

Standard septic tanks

Barbecue

12 H of land (118997m²) Property taxes : 3 190€.

