



Ref : 9621MDB

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

Area **Gourdon**



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



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.

#### IN SUMMARY

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



5 mn



20 mn



45 mn

#### ENERGY INFORMATION

Consommation conventionnelle 251,00 kWhep/m<sup>2</sup>.an

Estimation des émissions 22,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

The main house : 180 m<sup>2</sup> of living space and 23 m<sup>2</sup> of useful surface

Garden level : Tile flooring

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

Kitchen 27 m<sup>2</sup> equipped and fitted out including 1 WC with washbasin; glazed door to the west

Laundry room 6 m<sup>2</sup>, 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 m<sup>2</sup> with fireplace and Godin stove; window and French door opening onto west facing terrace

Bedroom 1- 30 m<sup>2</sup> 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 m<sup>2</sup>, carpet and velux

Bedroom 4- 9 m<sup>2</sup> under slope, carpet and velux

Bathroom, WC 4.50 m<sup>2</sup>, 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 m<sup>2</sup> adjoining the barn, roof with wood frame and tiles, tiles, 6 windows and sliding doors.

Barn :

Part 1 : Guest house of 70 m<sup>2</sup> of living space

Living room 40 m<sup>2</sup> with fitted and equipped kitchen 3 windows including 1 fixed and glazed door on veranda.

Bedroom 1- 10 m<sup>2</sup>, PVC floating parquet floor, 4 windows including 2 fixed windows facing west.

Bedroom 2- 10 m<sup>2</sup>, PVC parquet floor, 2 windows west facing position

Bathroom 7 m<sup>2</sup>, 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€.

Are you interested ?



Marie

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