



Ref : 9622MDB

## In Bouriane, a mansion close to a tourist village

Area Cazals



Habitable : 242 m<sup>2</sup>



Usable : 912 m<sup>2</sup>



Land : 4,7 Ha

550 000 €

**Maison de maître for sale Lot.** Stone property dating from 1855 and 1925, former farm consisting of a manor house, outbuildings, an authentic country house, a former stone sheepfold, a partly open barn with a beautiful workshop, a large barn that can accommodate an exhibition or reception area. Three springs which feed the pond, the well and the old stone wash-house on 5 hectares of woods and fruit trees.

### IN SUMMARY

Rooms : 11  
Bedrooms : 5  
Bathrooms : 4

Swimming pool : no  
Garage place : nc  
Parking space : 10  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Water on the property | potential for development

### SERVICES



1st Shops : 5 mn



All shops : 23 mn



Health : 23 mn



Elementary : 3 mn

Middle School : 10 mn

High school : 23 mn



23 mn



45 mn



90 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données



### Maisons & Chateaux

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## — DESCRIPTION

Maison de maître, south facing facade from 1925 and enlarged in 1970.

Living area 242m².

Living room 21,50m² with insert 2009 to West facing standards

1 French window with overglazing

Dining room 29m² glazed door and window with overglazing

Kitchen 11m² equipped and fitted out to measure in cherry wood with

2 double windows and overglazing

Bedroom 1- 11,50m² En suite with cupboard and carpet on the floor.

Bathroom 5,70m² with cupboard + WC 1,15m².

Office 1- 12,20m² East window and South French window with over glazing

Office 2- 12,30m² 2 French windows facing West and South

Clearance 2m² with cupboard

Boiler room 5,50m².

South entrance 11,20m².

East entrance 3m² with cupboard under the stairs

North entrance 3,10m² with washbasin, separate WC and cupboard

1st floor: staircase insulated by glass doors.

Landing 11.40m² with old parquet flooring under carpeting on the floor.

Bedroom 2- 16m² En suite, single glazing to the East, deep cupboards and old parquet flooring under carpet.

Shower room- 4m² and separate WC 1,60m².

Bedroom 3- 13m² fitted wardrobe, single glazing to the west and antique parquet flooring under carpeting

Bedroom 4 - 22.50m² with waxed oak parquet flooring, window overlooking the west and access to the veranda.

Corridor 7,20m² with large cupboard, linoleum on the floor serving

WC- 1.40m² 1 single glazed window

Shower room 6m² fully tiled

Bedroom 5- 12,70m² En suite, 2 windows South and East facing, carpet on the floor.

Shower room 2,20m².

Soleillo 21m² facing South and West 2 doors and 6 windows

Attic 112m² with sloping floor. Useful surface area 40m²,

3 openings

Farmhouse built in 1855 in stone with chestnut parquet flooring to be restored.

Living area: 41m².

Room 1- 22,20m² stone sink and inglenook fireplace

Room 2- 11.15 sqm

Room 3- 7.70 sqm

Attic 50 m2, chestnut parquet floor

Bread oven 15m² with covered terrace above

Cellar 1- 20m².

Cellar 2- 45m<sup>2</sup> with pump to bring water from the lake which serves the whole property.

Cellar 3- 40,50m<sup>2</sup> Old wine press with 2 old openings into the house.

Cellar 4 - 25m<sup>2</sup> West entrance with a wooden screen to shelter the gasoil room.

Barn 1- 67 m<sup>2</sup>. Space divided by 2 of 30m<sup>2</sup> and 37m<sup>2</sup> with the same area under the slope, northwards

Barn 2-49 m<sup>2</sup> in stone, former sheepfold with sloping attic

Barn 3- 70 m<sup>2</sup>: 2 outbuildings of 45m<sup>2</sup> and 25m<sup>2</sup> concrete floor with courtyard of 83.62m<sup>2</sup> and garage pit.

Barn 4- 393m<sup>2</sup> in two areas of 265.50 and 127.64m<sup>2</sup>.

4 Soues 19.20 m<sup>2</sup> (5; 6.60; 5.30 and 4.30 m<sup>2</sup> with stone trough).

1 Well

3 sources

1 body of water full of fish

Walnut trees, fruit trees, vines, vegetable garden

Fuel oil heating Viessmann boiler model Vitola from 1986.

2 fuel oil tanks of 2000 and 5000L

1 insert, 1 open fireplace, electric and cast iron radiators

Roofing main house redone September 2006

Roofing old house redone new May 2011

Roofing barn south side 302 m<sup>2</sup> redone October 2003

Septic tank not up to standards

Petrol station with pump in good condition and tank 5000L

Electricity supply for the outbuildings except the soues and the sheepfold.

Living area : 242 m<sup>2</sup>.

5 rooms including 3 en suite

10 pieces

Useful surface: farmhouse 91m<sup>2</sup>.

4 barns

Land 4H 73a 30ca

Are you interested ?



Marie

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