MAISONS & CHATEAUX



Ref: 9625MDB

Old character farmhouse on 8 hectares of land with views

Area Catus

Habitable: 318 m²

价 Usable:

O Land:

595 000 €

Property & Domain for sale Lot. Beautiful views on the heights in Bouriane for this property composed of 3 houses on 8 hectares of meadows and woods with spring, small pond, 2 boxes for horses, swimming pool, tennis and close to amenities.

IN SUMMARY

Rooms: 14 Swimming pool: yes Bedrooms: 9 Garage place: 2 Bathrooms: 7 Parking space : nc

Outbuildings: yes

Wood and Fuel

Adsl

Advantages: For commercial activity | Water on the property

SERVICES

1st Shops: 5 mn All shops: 20 mn Health: 20 mn

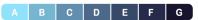
Middle School: 20 mn Elementary: 20 mn High school: 20 mn

20 mn 20 mn 90 mn 90 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhep/m².an Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an Pas de données







DESCRIPTION

Main house approx.191,37 m² living space

Entrance bolet approx. 8m².

Ground floor:

Dining room/kitchen approx. 42,45m² with inglenook and dovecote

Living room approx. 41m² with large bay windows, view and fireplace/insert

Bedroom 1 approx. 14.88m². Bathroom approx. 3.06m². Indoor hall approx. 3.37m². Bedroom 2 approx. 20m².

Shower room with WC approx. 3.37m².

First floor:

Bedroom 3 approx. 15,88m² with door opening onto terrace

Bedroom 4 approx. 12m2.

Shower room, WC approx. 2.34m². Room 5 approx. 29.58m² with

shower room approx. 3.44m² in the dovecote and door opening onto the roof terrace approx. 36m².

Garden level

Summer kitchen approx. 41.30m².

Laundry room approx. 22.50m² including wine cellar and Viessman boiler

Garage/Workshop approx. 39.60m². Shed/games room approx. 18.60m² and

Separate WC approx. 1.96m².

Comfort main house:

Oil-fired central heating, inglenook, fireplace with wood-burning stove

Double glazing

All rooms with cable TV, satellite, wifi

Parquet flooring, stone slabs Exposed beams and stone wall

Septic tank

Converted barn on one level approx. 92m2.

Living room/ fitted and equipped kitchen approx. 43.68m² with wood burner and doors opening onto the

Covered terrace approx. 26m².

Corridor serving:

3 bedrooms approx. 11,18m² - 10,24m² and 10,20m².

Bathroom approx. 10.82m².

Shower room with WC approx. 6.58m².



Laundry/boiler room with oil tank and Viessman boiler in closed lean-to.

Upper level on garden level, games room approx. 112m² to be converted.

Open barn attached to the house and allowing parking for 2 vehicles.

Comfort Gîte 1:

Wood-burning stove, oil central heating X2

Double glazing

Stone flooring in the living room

Exposed beams and stone walls

Wifi

Septic tank

Old bread oven approx. 28m2 (32m2 on the ground)

Ground floor:

Living room with kitchenette, shower room, separate toilet, bread oven approx. 15,90m².

Room upstairs in the attic, same size

Wifi + satellite TV

Comfortable bread oven:

Electric heating

Exposed beams and stones

WIFI

septic tank

Swimming pool 15X5 "gel coat" coating with paved terrace.

Tennis court with a "quick" surface.

Stables 2 permanent horse boxes and a tack room

Small hut with WC and sink nearby

Small stone house for hen-house

Land 8ha 38a 70ca

3 sources, small pond

