



Ref : 9625MDB

Old character farmhouse on 8 hectares of land with views

Area Catus



Habitable : 318 m²



Usable : 449 m²



Land : 8,4 Ha

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
Bedrooms : 9
Bathrooms : 7

Swimming pool : yes
Garage place : 2
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



Elementary : 20 mn

Middle School : 20 mn

High school : 20 mn



20 mn



20 mn



90 mn



90 mn

ENERGY INFORMATION

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

A B C D E F G

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

A B C D E F G



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— 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

Are you interested ?



Marie

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