



Ref : 9635MDB

Charm and character for this fully restored property in Bouriane

Area Cazals



Habitable : 213 m²



Usable : 79 m²



Land : 6,2 Ha

650 000 €

Luxurious residence for sale Lot. In Bouriane, located near a touristic village with shops and yet in an isolated and quiet situation on 6 hectares of woods, this beautiful stone country house entirely restored with its terraces, swimming pool and outbuilding combines charm, character and comfort.

IN SUMMARY

Rooms : 6
Bedrooms : 4
Bathrooms : 3

Swimming pool : yes
Garage place : nc
Parking space : nc
Outbuildings : yes



Wood and Electric



Adsl

Advantages : fully and carefully restored | close to shops

SERVICES



1st Shops : 5 mn



All shops : 20 mn



Health : 20 mn



Elementary : 10 mn

Middle School : 20 mn

High school : 20 mn



20 mn



50 mn



2H mn



80 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/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



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

DESCRIPTION

Ground floor

Entrance hall 11.40m² approx, terracotta floor and plastered wall overlooking

Stone paved terrace 33m² approx.

Lounge/dining room 42,79m² approx. with Jotul wood stove, oak parquet flooring, 2 French windows

Laundry room/toilet 5.43m² approx. with sink

Kitchen 19,21m² approx. equipped and fitted, terracotta floor and French window

Other living room 25m² approx. with Jotul wood-burning stove in inglenook fireplace, decorative stone sink, terracotta floor tiles and 2 French windows.

1st floor

Landing 5.52m² approx. pine parquet flooring

Bedroom 1 - 41m² approx. with shower room 2 sinks and WC en suite, oak parquet flooring

Attic corridor leading to the bedrooms 13.58 m² approx. pine parquet flooring

Bedroom 2 under the attic 11.45m² approx, velux pine parquet flooring

Shower room 5.53m² approx. with WC, pine parquet flooring

Bedroom 3 - 15m² approx. with velux and window, pine parquet flooring

2nd floor

Bedroom 4 - 17.78m² approx. 4 windows and pine parquet flooring

Home comfort

Double-glazed wooden frames everywhere

Underfloor heating everywhere on the ground floor and wood stove

Electric heating on the 1st and 2nd floor

Septic tank to standards

Pressurisation pump for a good water flow rate

3 cumulus

5X10 salt swimming pool, new pump and renewed filter sand

Stone pool terrace

Outbuilding fitted with a studio of 58.45m² approx. and a workshop of 20.70m² approx. and closed by large sliding windows, concrete floor and roof completely restored and insulated.

Land 6 hectares approx. wooded with access by off-road road.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com