



Ref : 9636NDC

### Rare. Isolated property on a 3Ha plot of land

Area



Habitable : 210 m<sup>2</sup>



Usable : 450 m<sup>2</sup>



Land : 3,2 Ha

320 000 €

**Property & Domain for sale Lot.** Property nestled in the heart of its large land of more than 3Ha, situated in a quiet area, without any neighbours, near a lake, in the Regional Natural Park of the Causses du Quercy. Stone house with character, total surface area 240m<sup>2</sup>, composed of two large communicating houses, two large living rooms each with its own fireplace, 5 bedrooms. Numerous outbuildings to restore including a beautiful stone barn and bakery with a bread oven. Well. Beautiful panoramic view.

#### IN SUMMARY

Rooms : 6  
Bedrooms : 5  
Bathrooms : 2

Swimming pool : no  
Garage place : 2  
Parking space : 10  
Outbuildings : yes



Electricity



Adsl

**Advantages :** Quiet location | 2 houses and outbuildings

#### SERVICES



1st Shops : 10 mn



All shops : 25 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 25 mn

High school : 25 mn



45 mn



45 mn



60 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 238,00 kWh/m<sup>2</sup>.an

Estimation des émissions 7,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Châteaux

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## DESCRIPTION

Raised main house accessible by a staircase and covered terrace of 10m<sup>2</sup> typical stone.

Living room: 38m<sup>2</sup>, large fireplace and souillarde with stone sink, open kitchen, original fitted cupboards.

Corridor: 4m x 1m, original built-in cupboard.

Bathroom :1.30m<sup>2</sup>.

Bathroom : 6m<sup>2</sup>.

Bedroom 1: 10m<sup>2</sup>.

First floor under the roof

Living room on mezzanine: 25m<sup>2</sup>.

Bedroom 2: 29m<sup>2</sup> communicating with gîte if necessary by wooden staircase.

Hall : 5m<sup>2</sup>, cupboards.

Bedroom 3: 10m<sup>2</sup>, possibility to convert it into a bathroom.

Bedroom 4: 14m<sup>2</sup>.

Second house

Ground floor

Living room: 30m<sup>2</sup>, fireplace, built-in cupboard, exit to terrace through two large glass doors.

Wooden staircase leading to the first floor.

Dining room with kitchenette :25m<sup>2</sup>, large glass door, access to the garden.

Laundry room: 11m<sup>2</sup>.

First floor, landing: 2m<sup>2</sup>.

Bedroom 5: 17m<sup>2</sup>, double exposure.

Bathroom: 6m<sup>2</sup>, window, built-in cupboard.

Separate toilet: 1.20m<sup>2</sup>.

On the ground floor of the house is also a room used as a workshop: 24m<sup>2</sup>.

The outbuildings form a beautiful ensemble

Barn in good condition, second level accessible by a porch.

At the back, another attached barn is to be restored.

Supplied with stone floor tiles and a bread oven in good condition.

The property is bordered by a footpath which leads to a small lake and other woods and clearings.

Peaceful location close to a small picturesque village.

Are you interested ?



Marie

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