



Ref : 9645MDB

Lot en Bouriane, recently built stone house of character.

Area **Saint-Caprais**



Habitable : 235 m²



Usable : 420 m²



Land : 2,1 Ha

549 000 €

Luxurious residence for sale Lot. Recently built stone country house with 4 bedrooms en suite, very comfortable and not overlooked. Outbuilding restored of more than 400m² fitted out for entertainment, swimming pool and double garage on a plot of more than 2 hectares planted with fruit trees.

IN SUMMARY

Rooms : 7
Bedrooms : 4
Bathrooms : 4

Swimming pool : yes
Garage place : 2
Parking space : 4
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Very large restored outbuilding | Very bright and comfortable house

SERVICES



1st Shops : 10 mn



All shops : 30 mn



Health : 30 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 30 mn



30 mn



38 mn



90 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 117,00 kWh/m².an

Estimation des émissions 33,00 kg éqCO₂/m².an



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DESCRIPTION

Entrance hall 21.50 m², high ceiling to the east with cupboard, WC/hand washbasin and access by oak staircase to the 1st floor

Dining area of 13.65 m² extending from the hall and opening onto the west facing terrace

Living/dining room 45.92 m² with fireplace/insert and 2 east/west French windows

Study 14 m² with French windows to the east

Kitchen 19 m² equipped and fitted with French windows to the west

Back kitchen/laundry room 5,60 m²

Covered terrace 13 m²

1st floor

Hallway 6.57 m² with large cupboard

Bedroom 1 - 19.89 m² en suite with shower room 4.39 m²

Bedroom 2 - 19.72 m² en suite with 4 m² shower room and built-in wardrobe

Bedroom 3 - 19.32 m² en suite with bathroom 6.79 m² and built-in wardrobe

Bedroom 4 - 14.55 m² en suite with 4.80 m² shower room and built-in wardrobe

Outbuilding of 400 m² restored and converted mainly into an entertainment room

Shaped swimming pool 9.50 m long by 6 m wide and 1.20 m deep

Pool house 11,56 m² with adjoining terrace of 11,11 m².

Double garage with remote controlled door opening

Orchard: apple trees, pear trees, cherry trees, plum trees, peach trees, blackcurrant trees, raspberry trees...

Comfort of the house

Underfloor heating throughout

1st floor built on concrete roof

Viessmann oil-fired boiler with 3000 litre tank

Solid oak flooring in the living room and throughout the first floor

Double glazing throughout

Sewage system up to standard

ADSL, waiting for fibre

Are you interested ?



Marie

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