



Ref : 9650NDC

## Old farmhouse to renovate on large plot of land for sale, Lot

Area LARAMIERE



Habitable : 100 m<sup>2</sup>



Usable : 580 m<sup>2</sup>



Land : 2,6 Ha

120 000 €

**Farmhouse & Mas for sale Lot.** At the end of a quiet hamlet at the South of the Lor Region. Typical old farmhouse to renovate in a beautiful enclosure. Authentic house dated 1909 with 100m<sup>2</sup> of living space, possibility to convert the attic and the wine cellar on the ground floor. Original features such as stone fireplace, stone sink, wooden staircase, built-in cupboard with wooden door. Barn 180m<sup>2</sup> composed of 3 parts. Open agricultural shed. Former pigsty. Land 2.58Ha enclosed by dry stone walls. Well Unobstructed view over the surrounding countryside.

### IN SUMMARY

Rooms : 4  
Bedrooms : 2  
Bathrooms : 1

Swimming pool : no  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Without



Well  
Tank

**Advantages :** A beautiful and authentic old farmhouse. | Quiet and sunny

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 20 mn



Kindergarten : 10 mn

Elementary : 10 mn

Middle School : 20 mn

High school : 20 mn



60 mn



40 mn



60 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

A

B

C

D

E

F

G

A

B

C

D

E

F

G



## Maisons & Chateaux

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## DESCRIPTION

House, wooden floors.

Level R+1

stone terrace

Living room: 26m<sup>2</sup>, open stone fireplace, built-in cupboard, wooden staircase.

Old souillarde: 5m<sup>2</sup>, sink, shelves and stone floor, pump to draw water from the cistern.

Living room: 26.50m<sup>2</sup>, built-in cupboard with original doors.

Full bathroom: 5m<sup>2</sup>.

Floor

Landing.

Bedroom 1: 20.50m<sup>2</sup>, access to the attic via an enclosed staircase.

Bedroom 2: 27m<sup>2</sup>, grey marble fireplace.

Attic: 55m<sup>2</sup>.

Ground floor 52M<sup>2</sup>, former wine storehouse of 52m<sup>2</sup> on the ground, access from the garden.

Rainwater and sewage tank.

Outbuildings

Barn 182m<sup>2</sup> on the ground, composed of a beautiful open part, a cow shed, a sheepfold.

Possibility to fit out 2nd level

Open agricultural shed: 95m<sup>2</sup> on the ground.

Very nice pigsty.

All the buildings form a beautiful courtyard closed by stone walls.

Old orchard garden in another enclosure.

Are you interested ?



Marie

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