



Ref : 9656CHG

## Old Quercy farmhouse with beautiful view near Rocamadour

Area Gourdon



Habitable : 151 m<sup>2</sup>



Usable : 570 m<sup>2</sup>



Land : 35,4 Ha

390 000 €

**Luxurious residence for sale Lot.** In a dominant position with panoramic view on the Lot countryside, beautiful stone property dating back from the 19th century on 35 ha of meadows and woods. The main stone house built on cellars offers 2 possible accommodations.

### IN SUMMARY

Rooms : 10  
Bedrooms : 6  
Bathrooms : 1

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



Wood and Electric



Adsl

**Advantages :** Beautiful panoramic view | 35 ha of meadow and woodland

### SERVICES



1st Shops : 10 mn



All shops : 17 mn



Health : 17 mn



Elementary : 17 mn

Middle School : 17 mn

High school : 17 mn



17 mn



10 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

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## — DESCRIPTION

Away from the main house, several outbuildings, including a second stone house to restore of about 92 m<sup>2</sup>, with bread oven, beautiful monumental stone fireplace, ideal as a guest house or charming gite, 2 barns, a dovecote and a large shed complete the ensemble.

Situated at the crossroads of the tourist sites of Saint-Cirq-Lapopie, Rocamadour and Sarlat-la-Canéda, an ideal property to develop a charming reception activity in a beautiful environment, in the regional natural park of the Causses du Quercy.

MAIN HOUSE : 282 m<sup>2</sup> useful

Ground floor : 107.95 m<sup>2</sup>

Entrance accessible from the garden by a stone staircase on bolet. Beautiful stone entrance door

Living room : 31m<sup>2</sup>.

stone fireplace with pellet stove, old stone sink

Kitchen : 5 m<sup>2</sup>, a window

a window, tiled floor

Corridor: 3.75 m

tiled floor

Bedroom 1: 9 m<sup>2</sup>, parquet floor

parquet floor

Bedroom 2: 10 m<sup>2</sup>, wooden floor

parquet floor

Separate toilet: 1.50 m<sup>2</sup>

tiled floor

Bathroom: 4.50 m<sup>2</sup>, window

a window, tiled floor

Living room 2: 19,50 m<sup>2</sup>,

fireplace, 2 windows on two sides

serves bedrooms 3 and 4

Bedroom 3 : 12 m<sup>2</sup>

Bedroom 4 : 11,70 m<sup>2</sup>

R+2

Attic to be converted : 67 m

accessible from a staircase in the large living room

In garden level :

Independent housing: 43.20 m²

Living room and kitchen : 21,50 m

2 doors on garden, 1 window, old fireplace inglenook

Bedroom 5 : 10,70 m²

Bedroom 6 : 11 m²

Cellar : 65 m²

#### OUTBUILDINGS :

Stone house : 92 m² on 2 levels

on 2 levels, to restore with bread oven and beautiful stone fireplace

Barn 1 : 30,50 m² on 2 levels

adjoining workshop

Barn 2 : 52 m² on the ground

height under ceiling : 6,50 m

Shed : 157 m²

Dovecote

Heating : electric and pellet stove, only in the first floor of the main house.

This property offers many possibilities of tourist reception, close to nature and quiet in the Lot countryside while remaining close to the major tourist sites of the Lot and the Périgord Noir.

Are you interested ?



Marie

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