# MAISONS & CHATEAUX



Ref: 9710LRC

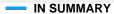
## Beautiful house with barn, quiet area, pool and well, in the countryside

Habitable: 312 m<sup>2</sup>

**公** Usable:

O Land: 2,7 Ha 605 000 €

Luxurious residence for sale Lot. Beautiful 19th century house located in the countryside in a green setting, on an enclosed park with many fruit trees of 2.7 hectares. This property is composed of a house of 311 m², a barn of 240 m², a swimming pool and a well. Possible activity of reception in lodging with its independent entry and its 3 rooms. Dominant views over the countryside.



Rooms: 10 Bedrooms: 5 Bathrooms: 4 Swimming pool: yes Garage place: 3 Parking space: 3

Outbuildings: yes

Wood and Fuel

Adsl

Health: 35 mn

Advantages: Dominant views | In the countryside

#### **SERVICES**

1st Shops: 7 mn All shops: 35 mn

Elementary: 10 mn Middle School: 35 mn High school: 35 mn

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### **ENERGY INFORMATION**

Consommation conventionnelle 113,00 kWhep/m².an

Estimation des émissions 13,00 kg éqCO2/m².an









#### DESCRIPTION

1st floor:

Accessible by a stone staircase:

Dining room: 28,08 m<sup>2</sup>.

Parquet floor, door window with access to veranda.

Kitchen: 14,60 m²,

Fitted and equipped. French window with veranda access.

Living room 1: 34,16 m Parquet floor, fireplace. Living room 2: 36,36 m

Bathroom: 10, 29 m² with with independent toilet.

2nd floor:

Accessible by the dining room and the second living room :

Room in mezzanine (office): 21,82 m².

Circulation: 7,66 m<sup>2</sup>

Bedroom 1 : 14,65 m<sup>2</sup> Bedroom 2 : 10,88 m<sup>2</sup>

Shower room with toilet: 6,80 m²

Dressing room: 7,07 m

Landing: 7,52 m

Convertible attic: 105 m<sup>2</sup>

Independent space / guest rooms / gîte :

Accessible either by the veranda, or by an independent external access (stone staircase) :

Bedroom 3 en suite: 33,56 m² Shower room : 4,98 m²



Bedroom 4: 14,71 m<sup>2</sup>

Bedroom 5: 14,21 m<sup>2</sup>

Kitchen: 28,97 m<sup>2</sup>

Bathroom: 15,59 m<sup>2</sup>

Outside:

Cellar 1 : 29,82 m<sup>2</sup> With oil tank

Cellar 2: 23,84 m<sup>2</sup>

Cellar 3: 92.76 m<sup>2</sup>

Cellar 4: 17,20 m<sup>2</sup>.

Vaulted.

Barn: 244 m<sup>2</sup>

Swimming pool: 12 x 5 m

Salt treatment.

Technique:

Individual sanitation, septic tank.

Heating: fuel and wood

Carpentry: wood double glazing on the house, single glazing on the independent part.

Green setting, quiet, with a dominant view over the surrounding countryside. Property on

2,7 hectares with the possibility of acquiring 8 additional hectares not adjoining.

