MAISONS & CHATEAUX

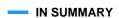


In dominant situation old sheepfold in the Quercy Blanc

Area TOURNON D'AGENAIS

价 Usable: 628 000 € Habitable: 150 m² 375 m² O Land:

Luxurious residence for sale Lot et Garonne. Old sheepfold completely renovated with gîtes and swimming pool, on the border of the Lot on the heights of the Quercy Blanc with a superb view. In the middle of 2.2 hectares of fenced meadows with horse boxes and a vegetable garden.



Rooms: 8 Swimming pool: yes Bedrooms: 4 Garage place: 4 Bathrooms: 3 Parking space: 2

M Heat pump

Adsl

Outbuildings: yes

Advantages: Countryside | Nice views

SERVICES

1st Shops: 10 mn All shops : 10 mn H Health: 30 mn

Kindergarten: 5 mn Elementary: 5 mn Middle School: 15 mn High school: 30 mn

35 mn √∰ 35 mn 10 mn 45 mn ್ಲರ್ಕ್ 75 mn

ENERGY INFORMATION

Consommation conventionnelle 196,00 kWhep/m².an

Estimation des émissions 6,00 kg éqCO2/m².an



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DESCRIPTION

This property is located in the countryside, without neighbors and visual nuisances.

It has the potential for an equestrian or commercial activity with its two gites.

The property has been tastefully renovated with a mix of contemporary and antique elements such as exposed beams, stone walls and solid wood and terracotta floors. The woodwork is double glazed, a heating system produced by a heat pump feeds an underfloor heating system in the main house. The gite has a recent gas boiler. The hot water production is solar. Very good condition. Good comfort.

Main house:

Living room: 38,96 m² with wood stove

Living room : 37,86 m² Equipped kitchen : 33,92 m².

Bathroom: 5,39 m² Shower, washbasin, WC Laundry: 7,58 m² with water softener.

Landing: 12,34 m

Master bedroom: 12,87 m².

Bathroom: 6,51 m² bathtub, basins and WC.

Gîte 1:

Living room: 25,85 m² with period fireplace Equipped kitchen: 13,50 m² terracotta floors. Bathroom: 5,40 m²: bathtub, shower, basins.

Independent WC: $4,33 \text{ m}^2$. Bedroom 1: $16,39 \text{ m}^2$ Bedroom 2: $12,46 \text{ m}^2$ SAS: $4,00 \text{ m}^2$.

Gîte : Pigeon house Cellar : 16,85 m²

Kitchen / Living room : 16,85 m²

Bedroom: 16,85 m²

Bathroom: 3,40 m²: shower, washbasin and WC.

Covered terrace: 12 m².

OUTBUILDINGS:

Small barn: 46,24 m² converted into a workshop.

Former pigsty.



Garage: 21,10 m².

Horse stables: 39,60 m² equipped with two boxes.

Garden shed

Greenhouse for the vegetable garden .

Covered well.

Beautiful landscaped park with dry stone walls decorated with beautiful plants, a swimming pool of 10 x 5 and fenced meadows. Superb views..

