



Ref : 9714CCV

In dominant situation old sheepfold in the Quercy Blanc

Area **TOURNON D'AGENAIS**



Habitable : 150 m²



Usable : 375 m²



Land : 2,2 Ha

628 000 €

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.

IN SUMMARY

Rooms : 8
Bedrooms : 4
Bathrooms : 3

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



Heat pump



Adsl

Advantages : Countryside | Nice views

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 30 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 15 mn

High school : 30 mn



10 mn



35 mn



35 mn



45 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 196,00 kWh/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 m².

Bedroom 1 : 16,39 m²

Bedroom 2 : 12,46 m²

SAS : 4,00 m².

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..

Are you interested ?



Marie

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