



Ref : 9739LRC

**Beautiful property with guest house, cottage and outbuildings, close shops**

Area LUZECH



Habitable : 336 m<sup>2</sup>



Usable : 600 m<sup>2</sup>



Land : 5 723 m<sup>2</sup>

628 000 €

**Farmhouse & Mas for sale Lot.** Beautiful authentic stone property, in the countryside on the outskirts of a lively village with all amenities within 2 minutes. Character property located in a quiet environment, consisting of a perfectly restored main house of 279 m<sup>2</sup> with 8 bedrooms, 3 of which are en suite, arched cellars, a magnificent stone dovecote renovated as a guest house or cottage, various outbuildings, barn of about 170 m<sup>2</sup>, open stone shed, on a flat and wooded land of more than 5700 m<sup>2</sup> with orchard, well and vegetable garden. Possibility of operating in a cottage and guest rooms, in a tourist area.

#### IN SUMMARY

Rooms : 10  
Bedrooms : 8  
Bathrooms : 5

Swimming pool : yes  
Garage place : 1  
Parking space : nc  
Outbuildings : yes



Heat pump



Well



Adsl

**Advantages :** Close contact and services | Outbuildings

#### SERVICES



1st Shops : 2 mn



All shops : 2 mn



Elementary : 2 mn

#### ENERGY INFORMATION

Consommation conventionnelle 295,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 9,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Chateaux**

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## DESCRIPTION

1st floor of the dwelling house, accessible by an outside staircase, tiled floor:

A corridor serving:

Large double living room facing North and West: 35 m<sup>2</sup>.

Large equipped and furnished kitchen: 18 m<sup>2</sup>.

Bedroom 1, or small living room, with fireplace: 16 m<sup>2</sup>

The kitchen and the small living room giving onto a south-facing terrace of about 20 m<sup>2</sup>;

Bedroom 2, parquet floor: 18.50 m<sup>2</sup>.

Bedroom 3, double facing South and East: 12,60 m<sup>2</sup>

Bedroom 4, en suite with shower and toilet: 18.50 m<sup>2</sup>

Independent bathroom with toilet and Italian shower: 3.20 m<sup>2</sup>.

Upstairs, wooden floor:

A landing with lounge area: 28 m<sup>2</sup>.

Bedroom 5, double facing South and East: 13 m<sup>2</sup>

Room 6: 15.70 m<sup>2</sup>.

Bedroom 7, en suite with shower and toilet: 18 m<sup>2</sup>

Bedroom 8, large suite with Italian shower, whirlpool bath, toilet and dressing room: 56 m<sup>2</sup>

On the ground floor 3 arched cellars, garage, bread oven, summer kitchen, workshop and shed.

The pigeon loft renovated into a guest house or gîte:

On the ground floor accessible from a large wooden terrace, arched kitchen with toilet: 16.50 m<sup>2</sup>.

On the first floor, accessible by an outside stone staircase, living room: 18.80 m<sup>2</sup> pellet stove

On the second floor, parquet floor, en suite bedroom: 20 m<sup>2</sup>.  
(bathroom with Italian shower and toilet)

Dependencies :

A stone barn of about 170 m<sup>2</sup>, possibility of two levels.

An open stone shed, about 80 m<sup>2</sup>.

Two wells, vegetable garden with garden shed 20 m<sup>2</sup>.

Main house: underfloor heating, heat pump, reversible air conditioning on the first floor.

Aluminium double glazing. mains drainage.

Dovecote: heating pellet stove.

Property perfectly restored, no work to be done, ready for immediate use.

Are you interested ?



Marie

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