



Ref : 9754LRC

Character property with large barn, shed, on 1.7 ha without opposite

Area FUMEL



Habitable : 236 m²



Usable : 668 m²



Land : 1,8 Ha

529 000 €

Luxurious residence for sale Lot. 20 minutes from Fumel, not overlooked, accessible by a private road, stone property consisting of a house of 236 m², a barn and a shed. The house is on 2 levels over cellars and offers on the first floor, accessible by a stone staircase, an entrance hall with kitchen and dining area, a lounge, a circulation leading to 2 bedrooms, one with a balcony and the other with access to the cellar, a study, wc and shower room. On the second floor, a large landing leading to 3 bedrooms, one of which has a shower room, wc and shower room. On the garden level, with its own entrance, a sixth bedroom with shower room. Accessible from the house or outside, 2 cellars, one of which is a wine cellar and one with a laundry area. Outside, a large barn with old wine storehouse, bread oven and an open shed with summer kitchen and workshop. The property is set on 1.7 hectares of flat land with views over the surrounding countryside.

IN SUMMARY

Rooms : 8
Bedrooms : 6
Bathrooms : 4

Swimming pool : no
Garage place : 3
Parking space : 10
Outbuildings : yes



Electricity

Advantages : countryside view | unopposed

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 10 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 15 mn



40 mn



80 mn



70 mn

ENERGY INFORMATION

Consommation conventionnelle 345,00 kWh/m².an

Estimation des émissions 11,00 kg éqCO₂/m².an



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— DESCRIPTION

1st floor, accessible by the bolet :

Kitchen: 36 m².

With dining area and inglenook

Living room: 32 m²

With fireplace

Circulation of 4,68 m² leading to :

Bedroom 1 : 11,98 m²

With French window on balcony

Bedroom 2: 13,07 m²

With access through a French window

Office : 12,80 m²

WC: 1,20 m²

With washbasin

Shower room: 6,04 m²

With access to the bolet through a French window

Bolet: 24.70 m²

On the 2nd floor :

Landing: 19 m²

With French window onto balcony

Bedroom 3: 21 m²

With shower room and toilet: 3,80 m².

Circulation: 8.30 m²

Bedroom 4: 7.93 m²

Velux window

Shower room: 5,57 m²

With towel rail, velux

Wc : 1,55 m²

With hand washbasin

Bedroom 5 : 23,70 m²

Garden level :

Room 6 : 27,86 m²

With shower room, towel dryer

Cellar: 54,60 m²

With laundry space, softener

Wine cellar

Outside :

Barn, former wine storehouse: about 250 m² with bread oven

With bread oven

Open shed: 100 m²

3 car places

With summer kitchen

Workshop: 21 m²

Technique:

Heating system: electric and wood burning.

Reversible air conditioning on the second floor.

Carpentry: Wood double glazing and overglazing

Individual septic tank.

Centralized vacuum cleaner.

DHW production: 2 electric water heaters 150 and 300L.

This former winegrower's property without neighbours, accessible by its private road,
has a flat land of 1,77 ha and a pleasant view on the surrounding countryside

Are you interested ?



Marie

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