



Ref : 9768NDC

Large family house and its land for sale, Lot

Area LIMOGNE-EN-QUERCY



Habitable : 207 m²



Usable : 580 m²



Land : 1 581 m²

340 000 €

Farmhouse & Mas for sale Lot. In a small and quiet hamlet. Beautiful renovated house of character whose origins date back from several centuries. 250 m² of total living area, 9 rooms including 5 bedrooms. Old elements preserved. Vaulted cellar 20m². Very large terrace with a beautiful view. Second adjoining house to restore. Outbuildings. Total land area 1581m². Green and bucolic countryside

IN SUMMARY

Rooms : 9
Bedrooms : 5
Bathrooms : 2

Swimming pool : no
Garage place : 1
Parking space : 5
Outbuildings : yes



Wood and Electric



Well



Adsl
Fiber

Advantages : Large family home | Beautiful countryside and quiet hamlet

SERVICES



1st Shops : 13 mn



All shops : 13 mn



Health : 44 mn



Kindergarten : 13 mn

Elementary : 13 mn

Middle School : 23 mn

High school : 38 mn



15 mn



45 mn



40 mn



60 mn



99 mn

ENERGY INFORMATION

Consommation conventionnelle 252,00 kWh/m².an

Estimation des émissions 8,00 kg éqCO₂/m².an



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DESCRIPTION

Main house in the Quercy region

Raised living level, access via a traditional "bolet" terrace

Dining room "cantou" 26m² distributes 5 other rooms, old floorboards, open fireplace.

Living room 30m², very nice floorboards, functional fireplace with wood stove and its over mantel, old wooden cupboard integrated.

Kitchen 15m², fully glazed frontage which gives access to a large terrace with views.

Souillarde 7m² in its original aspect, stone sink, shelves and stone floor tiles.

Bedroom 22.50m², wooden floor, fireplace.

Bedroom 8.50m².

Study 20m², stone fireplace and a small connected wood burner, original stone sink.

Bedroom above the study in the former attic 20m² floor area.

Shower room 13.50m², Italian shower, washbasin, WC.

Attic with a bedroom of 53m² with a bath, washbasin and WC and a connecting bedroom of 39m².

Terrace of approx. 30m² with beautiful views over the countryside, iron staircase leading to the garden.

From the dining room, there is the old passage to the adjoining house to restore.

The ground floor has a number of cellars including a 20m² vaulted wine cellar and a 25m² stone paved cellar accessible from the dining room and outside.

Garage attached to the main house.

Old house dated 1928 of 30.50m² and very old tower of 2 levels, 31m² on the ground each.

These two buildings are communicating and need to be restored.

Beautiful courtyard enclosed by stone walls with a well.

A courtyard at the entrance of the property formed by the house, the stone shed 82m² floor area and the stone wall.

Walled garden with walnut trees and access to the kitchen terrace.

Very nice set with a spacious family home

Are you interested ?



Marie

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