



Ref : 9794CHG

In the Regional Natural Park house of character and large plot of land

Area LIMOGNE-EN-QUERCY



Habitable : 105 m²



Usable : 500 m²



Land : 1,3 Ha

302 000 €

Farmhouse & Mas for sale Lot. On the edge of the pilgrims' route to Santiago de Compostela. In the Natural Regional Park of the Causse du Quercy classified as a UNESCO Geopark. Typical Quercy house, tastefully restored. Barn. Land of more than 1Ha34a of which a building plot. A spring in the meadow Beautiful terrace with view. Quiet location. Close to the center of a village with some shops within walking distance. Possibility to buy an additional building plot in front of the property.

IN SUMMARY

Rooms : 6
Bedrooms : 3
Bathrooms : 1

Swimming pool : no
Garage place : 1
Parking space : 4
Outbuildings : yes



Gas



Source
Tank



Adsl
Fiber

Advantages : Beautiful renovated property close to village | On the edge of the pilgrims' route to Santiago de Compostela

SERVICES



1st Shops : 2 mn



All shops : 10 mn



Health : 35 mn



Kindergarten : 2 mn

Elementary : 10 mn

Middle School : 15 mn

High school : 35 r



3 mn



35 mn



40 mn



60 mn



90 mn



ENERGY INFORMATION

Consommation conventionnelle 311,00 kWh/m².an

Estimation des émissions 63,00 kg éqCO₂/m².an



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DESCRIPTION

The House

The entrance going via a typical "bolet" terrace

Living room 45m² with open kitchen of 6m², fireplace and old stone sink, wooden staircase leading to the converted attic.

Bedroom 16m² with an independent exit and terrace

Storage room with cupboard

Bathroom 5m².

Toilet

Attic converted into a through bedroom of 19m² and a double bedroom of 40m² floor area

Dressing room with installation for a shower room

Ground floor

2 large cellars of 41 and 20m². 3 small sheds of about 4m² each under the tower and the terrace.

Barn consisting of two parts on the ground floor (40m² and 28m²) and an attic accessible by an external stone staircase and a gentle slope.

Former pigsty-poultry house

Garage 20m².

Land 1Ha34a30ca with a spring in the meadow and a building plot.

Possibility to buy in addition at 15 000€ a building plot of 1118m² which is located in front of the property.

The property is in a dominant position. Nice view over the countryside. Walking distance to the village with its few shops.

Quiet location.

Are you interested ?



Marie

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