



Ref : 9804CHG

## Beautiful house of character with swimming pool, in the countryside

Area Causses de Lalbenque



Habitable : 226 m<sup>2</sup>



Usable : 246 m<sup>2</sup>



Land : 8 076 m<sup>2</sup>

470 000 €

**House of character for sale Lot.** In the countryside, without being isolated, at the exit of a small picturesque village of the Causses, beautiful stone house having benefited a few years ago from a rehabilitation by an architect, allowing the connection between the house and its old adjoining outbuilding. Beautiful living rooms on the ground floor, allowing a communication and an easy access with the outside.

### IN SUMMARY

Rooms : 10  
Bedrooms : 4  
Bathrooms : 2

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



Wood and Electric



Tank



Adsl  
Fiber

**Advantages :** A lot of charm | Charming

### SERVICES



1st Shops : 8 mn



All shops : 8 mn



Health : 25 mn



Kindergarten : 8 mn

Elementary : 8 mn

Middle School : 8 mn

High school : 25 mn



25 mn



15 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 264,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 8,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## — DESCRIPTION

The house

Main access by a beautiful shaded terrace in summer

Living room and kitchen 55 m<sup>2</sup>.

Wooden glazed entrance door with wooden shutter

Floor with stone slabs for the entrance,

Small technical room

Kitchen space fitted and equipped 24.22 m

Inglenook fireplace equipped with a pellet stove, old vegetable garden and stone sink

Access to the cellar by a wooden trapdoor in the ground.

Living room 30.16 m

One window, one French window to the terrace, main staircase to the floor

Dining room 22.99 m

Very luminous, opened by a large bay window on the garden

WC with window 1.60 m

Laundry room 2.20 m

Second living room 33.60 m

wood stove, wooden door to garden

Room 8.00 m

Bathroom: 4.62 m<sup>2</sup>, shower, washbasin

Shower, washbasin, Wc, a window

Above in mezzanine

Bedroom 1 : 25 m<sup>2</sup>, with

solid parquet floor

First floor :

large landing 18.35 m<sup>2</sup>.

Used as a study, French window on balcony.

Bedroom 2: 9.52 m<sup>2</sup>, 2 windows on 2 sides

2 windows on 2 sides

Bedroom 3 : 14.87 m<sup>2</sup>

Fireplace, 2 windows on opposite sides

Bathroom: 7.87 m<sup>2</sup>, bathtub

Bathtub, washbasin, Wc one window

Above

Attic converted into workshop space 22 m², floor surface

floor space 45 m², 2 skylights, one window

Possibility to create in this space 2 additional bedrooms.

In outbuilding

Bread oven 20 m²

Storage room 15 m²

Old water tank

2 old water tanks

Covered swimming pool 12 X 5.5 m

Heated by a heat pump,

Carport for 2 vehicles

Land with trees 8076 m².

Small garden of priest closed by boxwood

The land is partly enclosed by old stone walls

Are you interested ?



Marie

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