



Ref : 9840LRC

## Old restored stone property restored, barn, chalet, swimming pool

Area SERIGNAC



Habitable : 128 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 4 674 m<sup>2</sup>

329 000 €

**Farmhouse & Mas for sale Lot.** Old restored stone property offering a House of 100m<sup>2</sup>, a stone barn, a chalet and a swimming pool, all on an adjoining and partly wooded land for a total content of 4674m<sup>2</sup>. Very nice situation. In the countryside, at the doors of the white Quercy.

### IN SUMMARY

Rooms : 7  
Bedrooms : 3  
Bathrooms : 0

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



Wood and Electric



Well

**Advantages :** Old restored stone property | Outbuildings

### SERVICES



1st Shops : 13 mn



All shops : 13 mn



Health : 45 mn



Kindergarten : 13 mn

Elementary : 13 mn

Middle School : 13 mn



45 mn



40 mn



60 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 199,00 kWhep/m<sup>2</sup>.an

Estimation des émissions 6,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## DESCRIPTION

House of 100m<sup>2</sup> : 3 bedrooms, bathroom, 2 W.C, lounge/kitchen, summer kitchen, cellar.  
Ground floor, access by a beautiful stone staircase

Entrance by a small outside stone staircase (7 steps).

A lounge/ kitchen of 36.57 m<sup>2</sup> with fireplace + wood stove, old stone sink, wooden floor, sink, storage, domestics appliances, door opening on to terrace.

A shower room of 5.41 m<sup>2</sup>, shower, sink, bidet, toilet and skylight

A separate toilet of 2.5 m<sup>2</sup> with washbasin.

Garden level: access by inside wooden staircase.

A corridor of 8.6 m<sup>2</sup>.

A bedroom of 10.81 m<sup>2</sup>, tiled floor.

A large room of 22 m<sup>2</sup> with 2 windows, tiled floor.

A bedroom of 10.93 m<sup>2</sup>, a window, built in cupboard, wooden floor.

A summer kitchen.

A laundry cellar

Electric heating + reversible air conditioning - wood stove - double glazing – electric hot water boiler - septic tank

Outbuildings:

A wooden chalet of 28 m<sup>2</sup> with 2 bedrooms (11, 41m<sup>2</sup> and 8.38 m<sup>2</sup>), a bathroom of 5.64 m<sup>2</sup> and a toilet of 1.71 m<sup>2</sup>.

Reversible air conditioning – double glazing - electric hot water boiler - septic tank.

An old stone barn, concrete floor. A well.

An independent vaulted wine cellar.

A superb swimming pool of 5m x 10m with liner, chloring, paved beaches and technical room.

A double wooden garage with workshop.

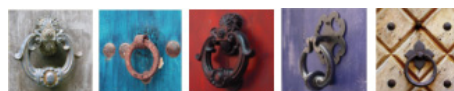
Are you interested ?



Marie

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