# MAISONSELLER DE PRESTIGE & DE CARACTERE



Ref : 9845CHG

### Small hamlet full of charm with 2 houses, pigeon house, small barn, pool

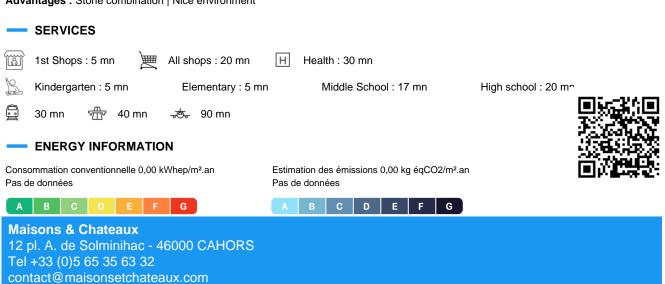
• Area CATUS

| Habitable : 184 m <sup>2</sup> | ن Usable : | 300 m² | Land: 4 920 m <sup>2</sup> | 633 000 € |  |
|--------------------------------|------------|--------|----------------------------|-----------|--|
|                                |            |        |                            |           |  |

**Farmhouse & Mas for sale Lot.** A lot of charm for this beautiful and authentic stone hamlet, consisting of two houses entirely renovated recently, including the old bread oven and oil mill and its outbuildings, barn, pigeon house with a beautiful roof in lauses, a swimming pool with a large tiled beach, a well built, the whole set in the heart of 8999 sqm of flat land with trees. The whole has a lot of charm and has been the subject of a recent renovation of quality. Successful marriage between the beautiful elements of architecture in the buildings and the modern comfort.

| - IN SUMMARY  |                                         |           |
|---------------|-----------------------------------------|-----------|
| Rooms : 10    | Swimming pool : yes                     | Heat pump |
| Bedrooms : 5  | Garage place : 1                        |           |
| Bathrooms : 3 | Parking space : 3<br>Outbuildings : yes | 🎐 Well    |
|               |                                         | C Adsl    |

#### Advantages : Stone combination | Nice environment



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### DESCRIPTION

Main house

Garden level :

Living room 24,82 m<sup>2</sup>. Large sliding glass window on garden Fireplace insert with inlet in the living room and the ground floor bedroom Industrial type staircase in wood and iron railing to serve the floor.

Kitchen 22,40 m<sup>2</sup> (22,40 m<sup>2</sup>) Open to the living room, fully equipped and furnished, large sliding panoramic window Dining area with large sliding panoramic window, glazed door towards covered terrace, tiled floor.

WC room 2,40  $\mbox{m}^2$  with with WC, cumulus 200 L, washing machine connection and electric board tiled floor

Bedroom 1 en suite - 13,80 m Large sliding window to garden, tiled floor

Shower room 3 m<sup>2</sup> Shower, washbasin, VMC

On the first floor :

Landing 3,60 m

Shower-room 2,63  $\mbox{m}^2$  and 5,70  $\mbox{m}^2$  on the ground Shower, washbasin furniture, a velux

WC 1,10 m<sup>2</sup>.

Bedroom 2 - under slope: 8,60 m<sup>2</sup> on the ground 17,80 m<sup>2</sup>, a window a window, parquet floor

Bedroom 3 - under slope: 8,50 m 2 SH, on the ground 17 m 2, a window

## MAISONS CHATEAUX

a window, parquet floor

Double glazing aluminium and wood in all the rooms Heating on the ground floor by heat pump for the ground floor, Reversible air-conditioning in the rooms upstairs,

### Covered terrace 32 m<sup>2</sup>.

Adjoining and communicating with the main house, stone building with exposed beams, concrete floor, this beautiful space could allow the creation of an additional room connected to the house.

#### Guest house 84 m<sup>2</sup> (84 sqm)

In the old bread oven and oil mill, many beautiful old elements, magnificent bread oven, pisé or stone slab floors, millstone of the mill...

#### In garden level

Living room 45 m Beautiful stone floor, adobe, millstone of the old oil mill, Large sliding window on garden, a wooden door with 2 wings on garden side swimming pool industrial type staircase, wood and metal which serves the floor

Vaulted kitchen 23,50 m<sup>2</sup>. Equipped and fitted out in the old bread oven Beautiful vaulted stone room, 3 m high under the vault Floor in old stone slabs, a glass door on the garden

On the floor :

Circulation 2,21 m

Room 1 - under slope 15,21 m<sup>2</sup> on the ground Small wooden window with double glazing and interior shutter

Room 2 - under slope : 12,20 m<sup>2</sup> on the ground Small wooden window with double glazing and interior shutter

Independent bathroom 3,21 m Wc, bathtub, washbasin, Vmc, tiled floor

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Domestic hot water by cumulus 200 L Reversible air conditioning in the rooms

Outbuildings In the old stone barns Small storage room 3m<sup>2</sup>.

Outbuilding 1 - 9 m

Dovecote - 23 m Beautiful stone construction with its enormous roof in lauzes,

on the garden level, Technical room of the swimming pool 10 m<sup>2</sup>.

on the floor on mezzanine a room of 13 m<sup>2</sup>.

Small house - 26,37 m<sup>2</sup> on the ground in stone with beautiful height under roof Potential of additional development.

Swimming pool 5 X 11 m, closed by electric shutter and large tiled beach imitation wood

Well built supplied with water all year round. Ground of ball Beautiful wooded land of 8 999 m<sup>2</sup> with meadow.

A lot of charm...



