



Ref : 9875LRC

Bouriane, country property, view, 12 ha wood and meadows, outbuildings, well

Area **CATUS**



Habitable : 160 m²



Usable : 315 m²



Land : 12,3 Ha

376 000 €

Property & Domain for sale Lot. In the Bouriane region, in a peaceful setting with no neighbours, at the end of a tarmac lane, magnificent rural property currently being renovated, comprising a 160 m² stone house built over a cellar, a 135 m² barn with mezzanine floors, a 75 m² lean-to, a small outbuilding 25 m² and a well, set in 12 hectares of woodland and grasslands. The main house has 3 bedrooms, a large kitchen, lounge and shower room. There is a laundry room in the basement.

IN SUMMARY

Rooms : 6
Bedrooms : 3
Bathrooms : 1

Swimming pool : no
Garage place : nc
Parking space : nc
Outbuildings : yes



Wood



Well

Advantages : Isolated | View

SERVICES



1st Shops : 10 mn



All shops : 30 mn



Health : 20 mn



Kindergarten : 10 mn

Elementary : 5 mn

Middle School : 15 mn

High school : 20 mn



30 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 303,00 kWh/m².an

Estimation des émissions 9,00 kg éqCO₂/m².an



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— DESCRIPTION

The 160 m² house comprises :

Living room: 34 m².

Travertine floor, exposed stone walls

Kitchen: 36 m²

Travertine floor and exposed stone wall

With wood-burning stove.

Circulation of 6 m² leading to :

Bedroom 1: 15.50 m²

Bedroom 2: 15 m²

Shower room: 3.50 m²

With wc

Former toilet: 1.50 m²

First floor :

Landing: 18 m²

Bedroom 3 : 33 m²

Basement :

Utility room: 20.50 m²

Outside:

Stone barn: 135 m² on the ground, with mezzanines

Leanto: 75 m²

Stone outbuilding: 25 m²

Water well.

Technical equipment :

Heating: stove

Sewage system: septic tank not compliant

Roof: recent in very good condition

Woodwork: recent, wooden double glazing

Isolated in the heart of the Lot countryside, situated in the Bouriane region, this charming rural property in the heart of its 12 hectares of land, made up of half woods and half meadows, will seduce you with its peaceful surroundings, its dominant position and its views.

It is currently being renovated, with all the structural work having been completed. Further work is required on the electrics, floors, drainage and layout of the various rooms.

Are you interested ?



Marie

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