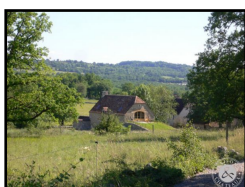




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9430CHG**
- Price : **960 000 €**
- Location : **Lot / Causses**



Surrounded by nature with no close neighbors , this former farm comprises the main farmhouse and all its outbuildings of which the former sheepfold has been converted into a gite. The property is set on 89 ha 34 a 85 ca, ideal for private hunting.





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Ref : 9430CHG	Location
Living space : 355 m² Total potential : 1 925 m² Land surface : 89,3 Ha Dependences : yes Pool : no Advantages : Large estate Agricultural or hunting property	Department : Lot Region : Causses
Price : 960 000 €	

Fees to be paid by the vendor

Full description
Surrounded by nature with no close neighbors , this former 19th century farm comprises a main house built on two levels and outbuildings, barns, pigsties, bread oven, and all the characteristics of a traditional rural property. The two main buildings have been renovated in order to create two independent houses. Large country property ideal for farming, breeding, agro tourism project or private hunting... Former sheepfold : 226.41 m² Ground level : Entrance hall: 10.12 m² Wooden door with glass, white-washed walls, terra cotta tiled floor. Bedroom 1 en suite : 19.02 m² Bedroom 15.00 m² French windows leading to the garden, indoor wood shutters, white-washed walls, seagrass carpet Wc : 1.20 m² Stone floor Shower room : 2.82 m² Walk-in shower, washbasin, stone floor Bedroom 2 en suite : 23.84 m² French windows leading to the garden, indoor wood shutters, white-washed walls, seagrass carpet Shower room, walk-in shower, washbasin, stone floor



Bedroom 3 en suite : 23.93 m²

Bedroom 18.03 m², French windows, white-washed walls, seagrass carpet

Bathroom : 05.90

Washbasin, toilet, bath, towel-drying radiator, white-washed walls, stone floor

Bedroom 4 en suite : 20.12 m²

Bedroom 15.83 m²

Built-in wardrobe, window, white-washed walls, stone floor

Shower room : 04.29 m²

Walk-in shower, washbasin, stone floor

Laundry room : 03.14 m²

Stone floor

WC : 01.77 m²

hand wash, stone floor

Boiler room : 08.67 m²

accessible from outside

Fuel central heating, 2000l tank, Boiler Idéal Standard,

2 hot water tanks.

First floor,

accessible from indoors via a stairway or from outdoors through the former carriage gates.

Large living room with kitchen area: 121.95 m²

Former hay-loft converted into a living room, terra cotta tiled floor

Entrance through the former carriage gate, French windows with double glazing.

Large fireplace with wooden lintel and jambs, exposed framework.

All the windows are made of wood with double glazing

Exposed stone walls

Indoor stone stairway

Equipped and fitted kitchen area : Sink, fire cooktop, gas and electric, electric oven, dishwasher.

House 2 : 129.03 m²

Rez de jardin,



Cellar : 30 m²

Fuel tank

Boiler room : 26.00 m²

Living room with fitted kitchen area: 55.39 m²

Open fireplace, scullery, four windows, exposed beams, stone walls.

Kitchen area : stainless steel worktop, sink, cooker, dishwasher, refrigerator

Parquet wood floor

Corridor : 12.40 m²

Bedroom 1 : 10.44 m²

Wc : 1.68 m²

Bedroom 2 : 13.00 m²

Bedroom 3 en suite : 15.33 m²

Mezzanine bedroom area, exposed beams and framework

Bathroom : 14.22 m²

Bath, sink, stairs leading to bedroom 3 on the mezzanine

Attic 12.23 m²

Attic above the living area : 40 m²

Outbuildings : 426.00 m²

Open barn 33.00 m²

Framework reviewed in 2018 with new tiling,

Ground earth floor

Stables 288.00 m²

Garage 30.00 m²

Barn 2, 45.00 m²

Bread oven 30.00 m²

Away from the main house

Buildings and hangars : 1050 m²



Absence de factures de consommations relevées d'énergies, le Diagnostic de performance énergétique ne peut pas être classé dans son étiquette logement économe ainsi que dans son étiquette d'émission de GES.			
Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement		Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement	
Consommation conventionnelle : Pas de données		Estimation des émissions : Pas de données	
Logement économe ≤ 50 A 51 à 90 B 91 à 150 C 151 à 230 D 231 à 330 E 331 à 450 F > 450 G Logement énergivore	Logement 0 kWhEP/m².an	Faible émission de GES ≤ 5 A 6 à 10 B 11 à 20 C 21 à 35 D 36 à 55 E 56 à 80 F > 80 G Forte émission de GES	Logement 0 kg éqCO₂/m².an

