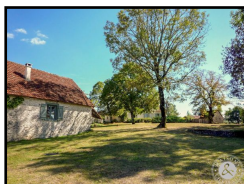




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9562CHG**
- Price : **1 158 000 €**
- Location : **Lot / Bouriane**



Far from any nuisance, exceptional Quercynoise property set in the heart of 27ha of nature in a dominant position with views. Main house with dovecote, guest house, restored barn in reception room, pool house with bedroom en suite, swimming pool

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Ref : 9562CHG

Location

Living space : **245 m²**

Total potential : **0 m²**

Land surface : **27 Ha**

Dependences : **yes**

Pool : **yes**

Advantages :

Exceptionnal typical combination

27 hectares



Department : **Lot**

Region : **Bouriane**

Price : **1 158 000 €**

Fees to be paid by the vendor

Full description

In the heart of a 27ha domain of meadows and woods in the Regional Natural Park, exceptional property organized around its Quercynoise dovecote house, a guest house, a barn partly converted into a reception room, a barn, a beautiful swimming pool and its pool house with kitchen, fireplace grill its summer living room, a bedroom en suite for guests. Beautiful view, without any nuisance.

Main house :

First floor

Large living room 52.27 m²,

Tiled floor, monumental fireplace in stone, 3 windows a French window

Dining room: 31m²,

monumental fireplace, stone sink

Kitchen 8.10 m²,

equipped and furnished

Back kitchen 05.04 m².

Separate toilet : 1.20 m².

Bedroom en-suite 15.22 m².

Bathroom 5.13 m²,

washbasin, shower, whirlpool bath and

Wc 2.00 m².

First floor:



Landing of about 9.10 m² distributing :

Bedroom 2 : 20.44 m².

including a corner consisting of the old dovecote, built-in closets in cabinetry

Bathroom : 6.74 m².

Washbasin on oak furniture, bathtub, bidet, wc.

Bedroom 3 : 8.00 m².

Bedroom 4: 18.27 m²,

mezzanine of about 6 m² with access to attic of about 16m².

built-in closet closets.

The floors of the first floor are paved with terracotta, those of the first floor are parquet flooring of chestnut and insulated.

The skylight windows on the first floor are all equipped with interior shutters.

The staircase is in elm.

Oil-fired central heating by low temperature hot water circulation on the first floor and radiators on the first floor.

Recent, standardized and controlled individual sanitation.

Summer courtyard - pool house : 43.00 m².

Covered and semi-open summer lounge with fitted kitchen, fireplace grill, plancha, stone paved floor.

Bedroom 5 en suite : 8.90 m².

Shower room : 5m².

washbasin, shower and toilet.

Outside terrace paved with stone on landscaped park with panoramic view on swimming pool.

Personalized, landscaped swimming pool with waterfall and whirlpool bench.

Guest house : 48.35 m².

on the ground floor,

Lounge area 34.18 m²,

with fireplace insert and electric heating,

Shower room 2.82 m².

shower, vanity unit, hanging toilet, towel dryer, VMC



on the first floor, accessible from a beautiful wooden staircase
bedroom 6 under rampants 11.35 m².
illuminated by 2 aluminium skylights with wood effect.

Barn fitted out:

Barn of about 106 m² on the ground, including 3 staggered half levels, including 2 accessible on the same level, for a total of 165 m² useful,
including a ground floor garden converted into a reception room

Dining room space: 65.61 m².

equipped kitchen, piano, stone sink, dishwasher, fridge,
travertine floor, large glazed arched wooden door, in place of the old car door.

Bar,

Checkroom, storage

Boiler room, with Viesmann oil-fired boiler

Bathroom :

WC, shower, washbasin

In the old hayloft, in elevation,

room used as a workshop 41.23 m².

ecopin floor, lit by 2 skylights and a window

possibility of transforming the space into 2 bedrooms or a large suite

Underneath on 58.00 m².

garden workshop, garage and semi-buried wine cellar.

A small stone house, an old bread oven, a carport, a shed complete the ensemble to make a charming hamlet, invisible to the secret of its 27ha, of which about 20 are meadows and 7 are woods, away from any nuisance, in the Regional Natural Park of the Causse du Quercy.

At 10mn from a village with shops and local services,

15mn from a city with high school, hospital, train station (Paris Toulouse),

easy access to the A20 freeway,

40mn from Brive-Cressensac airport,

1h30 from Toulouse.



