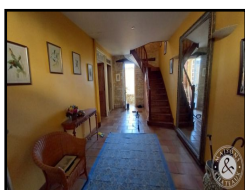
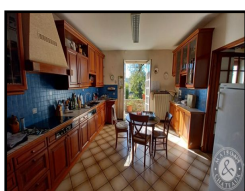
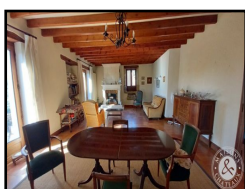




REAL ESTATE
PRESTIGE & CHARACTER



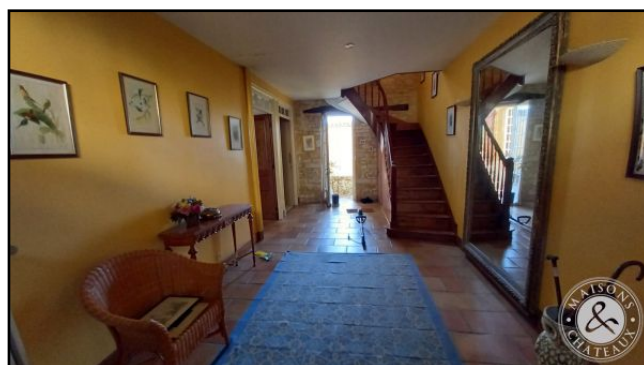
- Ref : 9709LRC
- Price : 420 000 €
- Location : Lot / Bouriane

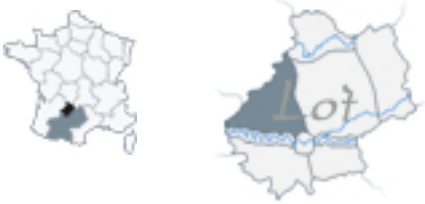


In a lively village in Bouriane, beautiful 18th century stone Bastide in a quiet residential area, 350m² living space with garage and enclosed landscaped garden of 1170m².



Maisons & Chateaux - 12 Place Alain de Solminihac - 46000 CAHORS - Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com - www.maisons-et-chateaux.com - www.maisonsdusud.com - www.maisons-du-lot.com



Ref : 9709LRC	Location
Living space : 350 m² Total potential : 442 m² Land surface : 1 170 m² Dependences : yes Pool : no Advantages : close to the shops by foot close circuit de St Jacques de Compostelle	 Department : Lot Region : Bouriane
Price : 420 000 €	

Fees to be paid by the vendor

Full description

In a lively village in Bouriane, beautiful 18th century stone Bastide in a quiet residential area, 350 m² of living space with garage and enclosed landscaped garden of 1170 m² planted with fruit trees, roses and other ornamental trees.

Main entrance 22.46 m²

Living/dining room 47 m² with fireplace

Fireplace/insert and old stone sink

Kitchen 22 m² equipped and arranged leading to

Terrace 200 m², paved with stones to the west

Storage room 3,17 m² and separate WC

Bedroom 1- 25 m², parquet, dressing

Bathroom en suite 6,20 m²

Storage room 3 m², WC/separate hand wash basin

Office 10,18 m² with access to

Bedroom 2- 17,50 m² with

Bathroom 5 m² en suite

To the right of the main entrance hallway 11.14 m² leading to 2nd street side entrance

Following staircase 3.65 m² leading to 1st and attic.

1st floor via spiral staircase from main entrance

Landing/hallway 13.23 m², parquet floor

Shower room 6,86 m², parquet floor

Corridor 13.50 m² with access from the second entrance staircase, wooden floor serving Bedrooms 3, 4 and 5.

Bedroom 3- 18,86 m² 2 large windows overlooking the garden

Bedroom 4- 24 m² with dressing room



Bedroom 5- 24 m² with dressing room

To the right of the staircase: 4 steps on intermediate level

Storage room 6 m², parquet floor and cupboards

Bedroom 6- 50,27 m² with parquet floor and built-in cupboards

Bathroom 5,74 m² next

Bedroom 7- 20 m², parquet floor and large cupboard/dressing room

Cellar 1- 42,34 m² with boiler

Cellar 2- 25.50 m

Garage 24 m², with electric door

Landscaped garden of 1170 m², cherry tree, pear tree, lime tree, magnolia

Comfort of the house

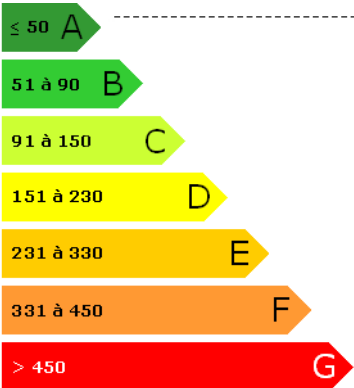
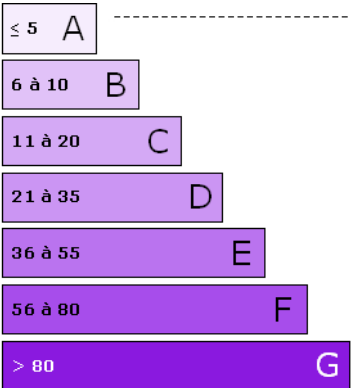
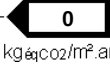
Fuel central heating and wood burner

Tank 3000 L

Well with water all year round

Waste water evacuation: mains drainage

**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	Logement	Faible émission de GES	Logement
			
Logement énergivore		Forte émission de GES	

