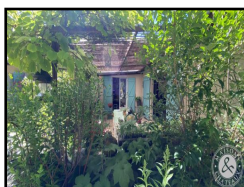




REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9817CHG**
Price : **334 000 €**
Location : **Lot**



“countryside in a quiet area, without being isolated, single storey house of about 185 m² and 139 m² basement, double living room of 90 m², 4 bedrooms, small outbuilding used as a workshop, carport, all set on a plot of 6292 m² of which 3050 m² buildable.”





Ref : 9817CHG	Location
Living space : 184 m² Total potential : 350 m² Land surface : 6 292 m² Dependences : yes Pool : no Advantages : Big living room Building land	  Department : Lot
Price : 334 000 €	

Fees to be paid by the vendor

Full description

In the countryside, quiet, without being isolated, single storey house of 1979 of about 185 m² living space and with a large basement of 139 m², double living room of 90 m², 4 bedrooms, kitchen opening onto terrace, a small outbuilding used as a workshop, carport, all set on a wooded plot of 6292 m² of which 3050 m² constructible

GROUND FLOOR

Entrance 08.85 m²

Tiled floor

Corridor 08.34 m²,
serves living room, kitchen, WC, bathroom and bedrooms

Living room 50.00 m²

Tiled floor, open fireplace on the dining room side and pellet stove on the living room side,

A door window on south terrace

Communicates with the large dining room

Kitchen 12.68 m²

Fully fitted and equipped, tiled floor, French window onto terrace

Large dining room 44.23 m²

Large bay window on terrace, a window, small room

Bedroom 1; 14.20 m²



tiled floor, cupboard, 1 wooden French window

Room 2; 11.42 m², tiled floor, cupboard

Tiled floor, cupboard, 1 wooden door window

Bedroom 3 or dressing room 07.30 m², tiled floor, cupboard, 1 French window

French window

Room 4; 08.15 m²

Tiled floor, cupboard, 1 wooden window

Bathroom 06.32 m²

Bath, washbasin, a window, VMC

WC 02.13 m²

with hand wash basin, VMC

Basement 139.00 m²

Used as a garage for 3 cars, technical room, laundry room, water softener, closed wine cellar,

Outbuildings

Workshop 19.80 m²

Carport 18.00 m²

On the 6292 m² of land a part is constructible for 3050 m² approximately.



