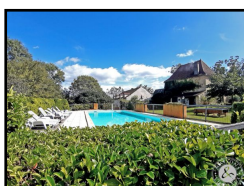
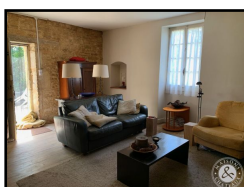
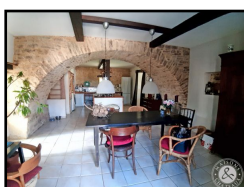




REAL ESTATE
PRESTIGE & CHARACTER

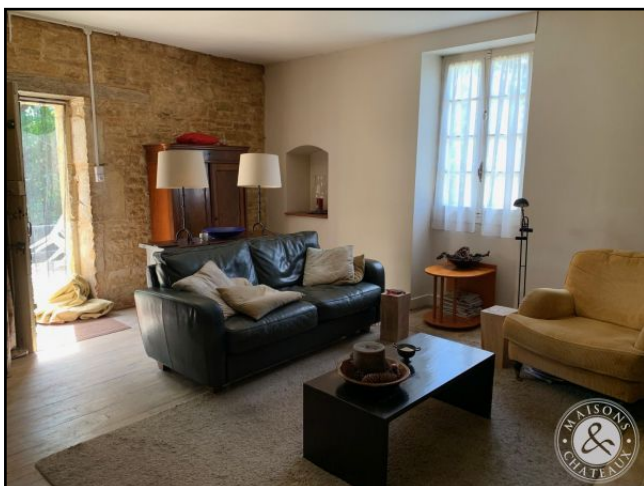
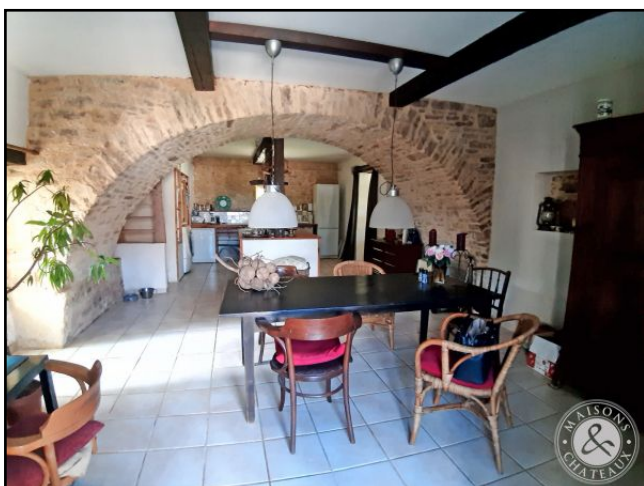


- Ref : **9827LRC**
- Price : **499 500 €**
- Location : **Lot**



In Bouriane, real estate complex offering a house and 2 outbuildings, on is converted into 2 gîtes for 6 and 8 people. The 2nd outbuilding of 172 m² is to be restored on 3 levels. Swimming pool of 6X15m, the whole on a ground of 9070 m² with trees.





Ref : 9827LRC	Location
Living space : 286 m² Total potential : 458 m² Land surface : 9 070 m² Dependences : yes Pool : yes Advantages : Large for commercial activity Possibility to restore	  Department : Lot
Price : 499 500 €	

Fees to be paid by the vendor

Full description

Situated in Bouriane, in a pretty hamlet, quiet, 20mn from Prayssac, Beautiful property comprising a house of 89 m² including a living room of 45 m² equipped with an open kitchen. Two outbuildings including one of 168 m² converted into 2 gîtes that can accommodate 6 and 8 peoples. A second outbuilding of 172 m² to be restored on 3 levels. Swimming pool of 6X15 in the clhore, redone in 2009, the whole on a ground of 9070 m² with fruit trees.

A dwelling house of 89.69 m² on two floors with,
on the ground floor :

1 living room with fitted and equipped kitchen of 45 m².

1st floor :

1 living room 22, 57 m².

1 bedroom 16,30 m².

1 shower room with WC 3,43 m².

1 attic above 31.76 m².

Dependency 1 :

Gîte 1

On the ground floor, 1 living room with equipped and fitted kitchen 42 m².

1 shower room with WC 4,57 m².

1st floor : 3 bedrooms :

Bedroom 1 : 8,52 m² floor area, under attic

Bedroom 2 : 8,29 m² floor area, under attic

Bedroom 3 : 7,34 m² floor area, under attic

1 bathroom with WC 4,48 m².



Gîte 2

On the ground floor, entrance 3,70 m²

Shower room with WC 1,88 m².

1 living room, equipped and arranged kitchen 42 m².

1st floor: 4 bedrooms

Bedroom 1 : 10,51 m²

Bedroom 2 : 6,37m².

Bedroom 3 : 8.86 m²

Bedroom 4 : 11.12 m².

1 bathroom 6.75 m².

Outbuilding N° 2 of 172.38 m² useful area

On the ground floor: 3 rooms of 28.18 m², 18.92 m² and 17.33 m² used as a workshop.

1st floor: 4 rooms of 28.97 m², 19.51 m², 26.63 m² and 32.84 m².

Pool 6 X 15 with chlorine

Land 9070 m² with trees

