



REAL ESTATE  
PRESTIGE & CHARACTER



Ref : **9840LRC**  
Price : **329 000 €**  
Location : **Lot**



Old restored stone property offering a House of 100m<sup>2</sup>, a stone barn, a chalet and a swimming pool, all on an adjoining and partly wooded land for a total content of 4674m<sup>2</sup>. Very nice situation. In the countryside, at the doors of the white Quercy.



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| Ref : 9840LRC                                                                                                                                                                                                                                                                       | Location                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Living space : <b>128 m<sup>2</sup></b><br/> Total potential : <b>0 m<sup>2</sup></b><br/> Land surface : <b>4 674 m<sup>2</sup></b><br/> Dependences : <b>yes</b><br/> Pool : <b>yes</b><br/> Advantages :<br/> <b>Old restored stone property</b><br/> <b>Outbuildings</b></p> |   <p>Department : <b>Lot</b></p> |
| Price : <b>329 000 €</b>                                                                                                                                                                                                                                                            |                                                                                                                                                                                                       |

Fees to be paid by the vendor

### Full description

Old restored stone property offering a House of 100m<sup>2</sup>, a stone barn, a chalet and a swimming pool, all on an adjoining and partly wooded land for a total content of 4674m<sup>2</sup>. Very nice situation. In the countryside, at the doors of the white Quercy.

House of 100m<sup>2</sup> : 3 bedrooms, bathroom, 2 W.C, lounge/kitchen, summer kitchen, cellar.  
Ground floor, access by a beautiful stone staircase

Entrance by a small outside stone staircase (7 steps).

A lounge/ kitchen of 36.57 m<sup>2</sup> with fireplace + wood stove, old stone sink, wooden floor, sink, storage, domestics appliances, door opening on to terrace.

A shower room of 5.41 m<sup>2</sup>, shower, sink, bidet, toilet and skylight

A separate toilet of 2.5 m<sup>2</sup> with washbasin.

Garden level: access by inside wooden staircase.

A corridor of 8.6 m<sup>2</sup>.

A bedroom of 10.81 m<sup>2</sup>, tiled floor.

A large room of 22 m<sup>2</sup> with 2 windows, tiled floor.

A bedroom of 10.93 m<sup>2</sup>, a window, built in cupboard, wooden floor.

A summer kitchen.

A laundry cellar

Electric heating + reversible air conditioning - wood stove - double glazing – electric hot water boiler - septic tank

Outbuildings:

A wooden chalet of 28 m<sup>2</sup> with 2 bedrooms (11, 41m<sup>2</sup> and 8.38 m<sup>2</sup>), a bathroom of 5.64 m<sup>2</sup> and a toilet of 1.71 m<sup>2</sup>.



Reversible air conditioning – double glazing - electric hot water boiler - septic tank.

An old stone barn, concrete floor. A well.

An independent vaulted wine cellar.

A superb swimming pool of 5m x 10m with liner, chloring, paved beaches and technical room.

A double wooden garage with workshop.

