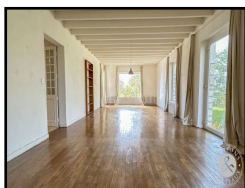
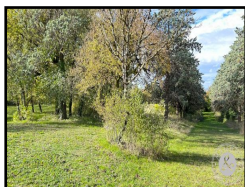




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9892CHG**
- Price : **642 000 €**
- Location : **Lot / Causses**



“ Parc Naturel Causses du Quercy, on the outskirts of a lively village with shops and services, in a dominant position, beautiful light-filled house of approx. 231 m² with cellar and basement, recently renovated, set in 2.3 ha of wooded grounds with pool ”





Ref : 9892CHG	Location
Living space : 231 m² Total potential : 298 m² Land surface : 2,4 Ha Dependences : yes Pool : yes Advantages : Comfortable home Bright house	 Department : Lot Region : Causses
Price : 642 000 €	

Fees to be paid by the vendor

Full description
In the heart of the Parc Naturel des Causses du Quercy Quercy, on the outskirts of a lively village with shops and services, situated in a dominant position with lovely views over the countryside, beautiful, spacious, light-filled stone house of approx. 231 m² living space, with cellar and basement, recently renovated, set in 2.3 ha of wooded grounds with heated pool. Large, bright 67 m² living room with fireplace, library room, 6 bedrooms, some with air-conditioning, recently fitted and equipped kitchen, central heating by heat pump, aluminum double-glazed windows, recent insulation, the building benefits from an advantageous energy classification B for consumption and A for emissions. Access to the building is via a large 130 m² south-west-facing terrace. Ground floor 174.19 m² Travertine flooring throughout, with the exception of the large living room and bedroom 3, which have oak parquet flooring. Entrance hall 8.70 m² Aluminum double-glazed door Stone floor Fitted and equipped kitchen 13.60 m² fitted out in 2017 travertine floor, window onto terrace Hallway 13.74 sq.m. Bedroom 1 : 16.88 m²



dressing cupboard, a window, travertine floor

Bedroom 2: 11.94 m²

large window, travertine floor

Bathroom: 6.72 m² with

2-basin unit, stone-clad bathtub, Italian shower, heated towel rail, vmc, window, stone floor

Bathroom: 1.60 m²

Study - Library : 23.62 m²

Very bright room with 3 large windows, one of which is a fixed bay window.

Oak bookcase offering over 40 m of linear storage space.

Stone floor.

Staircase to first floor.

Bedroom 3: 11.91 m²

Oak parquet flooring, window, sliding door.

Large living room 67.08 m²

Very bright, with large windows and French windows on 3 sides

a French window, 3 windows, a large fixed bay.

oak parquet floor, contemporary fireplace

First floor 68 m²

Circulation landing used as games room 13.74 sq.m.

air-conditioned space, velux window, carpeted floor

Bedroom 4: 12.45 m²

large velux window, carpeted floor

Bedroom 5 en suite 14 .60 m²

a fenestron,

Bathroom 03.74 m²

vanity unit, wc, shower, vmc

Bedroom 6 or study 23.68 m²

bright room lit by a large sliding window and velux window.

Carpeted floor

Attic



Basement

Large garage with boiler room 68 m², concrete floor
concrete floor, heat pump unit

16 m² cellar

Swimming pool 12 m X 4 m heated by heat pump
pool with 3 steps,
salt treatment
2 floodlights, automatic shutter closure
stone terrace with pergola,

Equipment room

Wooden shed

Partly wooded grounds with greenhouse.

5-minute walk to all amenities

