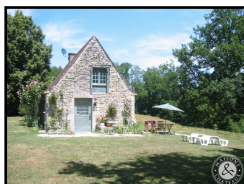




REAL ESTATE
PRESTIGE & CHARACTER



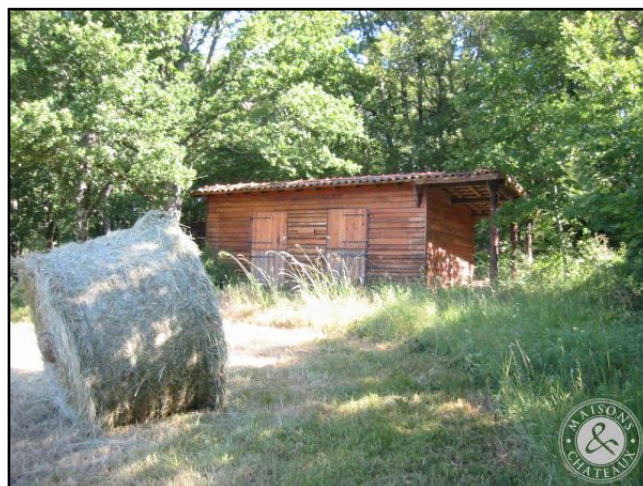
- Ref : **9625MDB**
- Price : **595 000 €**
- Location : **Lot**



Beautiful views on the heights in Bouriane for this property composed of 3 houses on 8 hectares of meadows and woods with spring, small pond, 2 boxes for horses, swimming pool, tennis and close to amenities.



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Ref : 9625MDB	Location
Living space : 318 m² Total potential : 449 m² Land surface : 8,4 Ha Dependences : yes Pool : yes Advantages : For commercial activity Water on the property	  Department : Lot
Price : 595 000 €	

Fees to be paid by the vendor

Full description

Beautiful views on the heights in Bouriane for this property composed of 3 houses on 8 hectares of meadows and woods with spring, small pond, 2 boxes for horses, swimming pool, tennis and close to amenities.

Main house approx.191,37 m² living space

Entrance bolet approx. 8m².

Ground floor:

Dining room/kitchen approx. 42,45m² with inglenook and dovecote

Living room approx. 41m² with large bay windows, view and fireplace/insert

Bedroom 1 approx. 14.88m².

Bathroom approx. 3.06m².

Indoor hall approx. 3.37m².

Bedroom 2 approx. 20m².

Shower room with WC approx. 3.37m².

First floor:

Bedroom 3 approx. 15,88m² with door opening onto terrace

Bedroom 4 approx. 12m².

Shower room, WC approx. 2.34m².

Room 5 approx. 29.58m² with

shower room approx. 3.44m² in the dovecote and door opening onto the roof terrace approx. 36m².

Garden level

Summer kitchen approx. 41.30m².

Laundry room approx. 22.50m² including wine cellar and Viessman boiler

Garage/Workshop approx. 39.60m².

Shed/games room approx. 18.60m² and



Separate WC approx. 1.96m².

Comfort main house:

Oil-fired central heating, inglenook, fireplace with wood-burning stove

Double glazing

All rooms with cable TV, satellite, wifi

Parquet flooring, stone slabs

Exposed beams and stone wall

Septic tank

Converted barn on one level approx. 92m².

Living room/ fitted and equipped kitchen approx. 43.68m² with wood burner and doors opening onto the

Covered terrace approx. 26m².

Corridor serving:

3 bedrooms approx. 11,18m² - 10,24m² and 10,20m².

Bathroom approx. 10.82m².

Shower room with WC approx. 6.58m².

Laundry/boiler room with oil tank and Viessman boiler in closed lean-to.

Upper level on garden level, games room approx. 112m² to be converted.

Open barn attached to the house and allowing parking for 2 vehicles.

Comfort Gîte 1:

Wood-burning stove, oil central heating X2

Double glazing

Stone flooring in the living room

Exposed beams and stone walls

Wifi

Septic tank

Old bread oven approx. 28m² (32m² on the ground)

Ground floor:

Living room with kitchenette, shower room, separate toilet, bread oven approx. 15,90m².

Room upstairs in the attic, same size

Wifi + satellite TV

Comfortable bread oven:

Electric heating

Exposed beams and stones

WIFI

septic tank



Swimming pool 15X5 "gel coat" coating with paved terrace.

Tennis court with a "quick" surface.

Stables 2 permanent horse boxes and a tack room

Small hut with WC and sink nearby

Small stone house for hen-house

Land 8ha 38a 70ca

3 sources, small pond

**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
≤ 50 A	0 kWhEP/m².an	≤ 5 A	0 kg éqCO ₂ /m².an
51 à 90 B		6 à 10 B	
91 à 150 C		11 à 20 C	
151 à 230 D		21 à 35 D	
231 à 330 E		36 à 55 E	
331 à 450 F		56 à 80 F	
> 450 G		> 80 G	
Logement énergivore		Forte émission de GES	

