REAL ESTATE
PRESTIGE & CHARACTER







- Ref : **9635MDB**
- Price : **650 000 €**
- Location : **Lot / Bouriane**



In Bouriane, close to a touristic village and yet in an isolated and quiet situation on 6 hectares of woods, this beautiful stone country house entirely restored with its terraces, its swimming pool and its outbuilding combines comfort and charm.

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Ref : **9635MDB**

Living space : **213 m²**
Total potential : **79 m²**
Land surface : **6,2 Ha**
Dependences : **yes**
Pool : **yes**
Advantages :
fully and carefully restored
close to shops

Price : **650 000 €**

Fees to be paid by the vendor

Location



Department : **Lot**
Region : **Bouriane**

Full description

In Bouriane, located near a touristic village with shops and yet in an isolated and quiet situation on 6 hectares of woods, this beautiful stone country house entirely restored with its terraces, swimming pool and outbuilding combines charm, character and comfort.

Ground floor
Entrance hall 11.40m² approx, terracotta floor and plastered wall overlooking
Stone paved terrace 33m² approx.
Lounge/dining room 42,79m² approx. with Jotul wood stove, oak parquet flooring, 2 French windows
Laundry room/toilet 5.43m² approx. with sink
Kitchen 19,21m² approx. equipped and fitted, terracotta floor and French window
Other living room 25m² approx. with Jotul wood-burning stove in inglenook fireplace, decorative stone sink, terracotta floor tiles and 2 French windows.

1st floor
Landing 5.52m² approx. pine parquet flooring
Bedroom 1 - 41m² approx. with shower room 2 sinks and WC en suite, oak parquet flooring
Attic corridor leading to the bedrooms 13.58 m² approx. pine parquet flooring
Bedroom 2 under the attic 11.45m² approx, velux pine parquet flooring
Shower room 5.53m² approx. with WC, pine parquet flooring
Bedroom 3 - 15m² approx. with velux and window, pine parquet flooring

2nd floor
Bedroom 4 - 17.78m² approx. 4 windows and pine parquet flooring

Home comfort
Double-glazed wooden frames everywhere
Underfloor heating everywhere on the ground floor and wood stove

Electric heating on the 1st and 2nd floor
Septic tank to standards
Pressurisation pump for a good water flow rate
3 cumulus

5X10 salt swimming pool, new pump and renewed filter sand
Stone pool terrace
Outbuilding fitted with a studio of 58.45m² approx. and a workshop of 20.70m² approx. and closed by large sliding windows, concrete floor and roof completely restored and insulated.

Land 6 hectares approx. wooded with access by off-road road.

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**

