



REAL ESTATE
PRESTIGE & CHARACTER





- Ref : **9639MDB**
- Price : **390 000 €**
- Location : **Lot / Bouriane**



“Superb character house of 277m² entirely restored, with monumental fireplace and round tower, on a land of 7640 m² in dominant situation with swimming pool, pool house, garage and workshop, near a village with shops. Lots of charm.”





Ref : 9639MDB	Location
<p>Living space : 277 m² Total potential : 76 m² Land surface : 7 640 m² Dependences : yes Pool : yes Advantages : Architecture and beautiful stones Close to shops</p>	  <p>Department : Lot Region : Bouriane</p>
Price : 390 000 €	

Fees to be paid by the vendor

Full description

Superb character house of 277m² entirely restored, with monumental fireplace and round tower, on a land of 7640 m² in dominant situation with swimming pool, pool house, garage and workshop, near a village with shops. Lots of charm.

Main house: all windows are double glazed and new shutters

Ground floor: underfloor heating and tiled floor

Entrance through the tower of 13 m diameter approx. with access to the first floor by stairs, partly glazed on the

Living/dining room of 89,45m² with monumental fireplace, arched bay window and bar area of 5,24m² approx.

Toilet/hand wash basin 2,35m² approx.

Open kitchen of 26,21 m² approx. equipped and fitted

Back kitchen of 17,75 m² approx. with additional sink

Release 1,69 m² approx. on

Bedroom 1 - 13 m² approx. floor : wooden floor

Shower-room 6,13 m² approx. wall and tiled floor

1st floor

Landing of 10.74 m² with cupboard of 7.80 m² and access to the attic of 22 m² by staircase.

Bedroom 2 - 18.76 m², wooden floor

Hall of 6,21 m² opened on the living room of the ground floor, wooden floor

Round office of about 13 m diameter in the tower, wooden floor

Room of 36.17 m² to be finished, possibility to create an additional bedroom with window, wooden floor

Bathroom/shower 12,37 m

Bedroom 3 - 15.17 m², parquet flooring, dressing room and wardrobe

Bedroom 4 - 22m² approx, wooden floor under carpet, built-in wardrobe



On the garden level

Cellar of 65 m² approx., concrete floor, with wooden garage doors, used as workshop and boiler room

Swimming pool 10X5 with chlorine, 1m to 2m deep, liner 12 years, wooden beaches and stone slabs

Pool house of 29,63m² with summer kitchen equipped with water and electricity, tiled, new roof and

Room of 10,68 m² with separate toilet

15.62m² shed adjoining the house, concrete floor and wooden framework/tiles

Comfort of the house :

Septic tank which can be connected to the mains drainage

Oil central heating and good insulation

Very thick wall: coolness in summer

