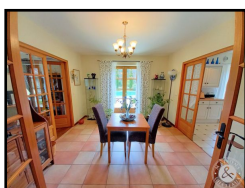
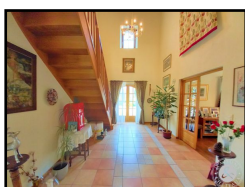




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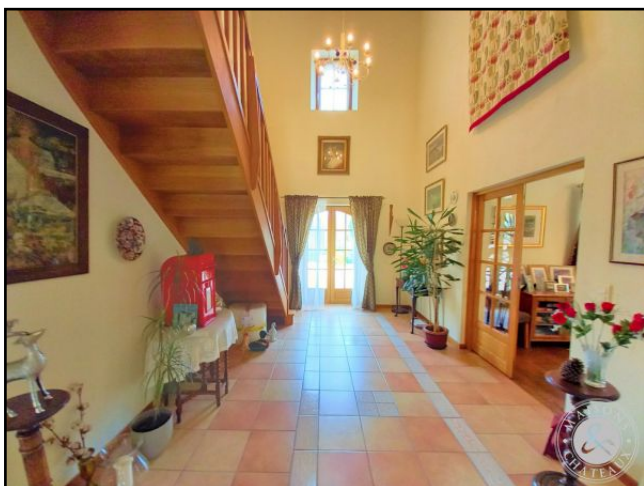
- Ref : **9645MDB**
- Price : **549 000 €**
- Location : **Lot**



Recently built stone country house with 4 bedrooms en suite, very comfortable and not overlooked. Outbuilding of more than 400m<sup>2</sup> fitted out for entertainment, swimming pool and double garage on a plot of more than 2 hectares planted with fruit trees.







| Ref : 9645MDB                                                                                                                                                                                                                                                                                     | Location                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Living space : <b>235 m<sup>2</sup></b><br/> Total potential : <b>420 m<sup>2</sup></b><br/> Land surface : <b>2,1 Ha</b><br/> Dependences : <b>yes</b><br/> Pool : <b>yes</b><br/> Advantages :<br/> <b>Very large restored outbuilding</b><br/> <b>Very bright and comfortable house</b></p> |  <br><p>Department : <b>Lot</b></p> |
| Price : <b>549 000 €</b>                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                          |

Fees to be paid by the vendor

### Full description

Recently built stone country house with 4 bedrooms en suite, very comfortable and not overlooked. Outbuilding restored of more than 400m<sup>2</sup> fitted out for entertainment, swimming pool and double garage on a plot of more than 2 hectares planted with fruit trees.

Entrance hall 21.50 m<sup>2</sup>, high ceiling to the east with cupboard, WC/hand washbasin and access by oak staircase to the 1st floor

Dining area of 13.65 m<sup>2</sup> extending from the hall and opening onto the west facing terrace

Living/dining room 45.92 m<sup>2</sup> with fireplace/insert and 2 east/west French windows

Study 14 m<sup>2</sup> with French windows to the east

Kitchen 19 m<sup>2</sup> equipped and fitted with French windows to the west

Back kitchen/laundry room 5,60 m<sup>2</sup>

Covered terrace 13 m<sup>2</sup>

1st floor

Hallway 6.57 m<sup>2</sup> with large cupboard

Bedroom 1 - 19.89 m<sup>2</sup> en suite with shower room 4.39 m<sup>2</sup>

Bedroom 2 - 19.72 m<sup>2</sup> en suite with 4 m<sup>2</sup> shower room and built-in wardrobe

Bedroom 3 - 19.32 m<sup>2</sup> en suite with bathroom 6.79 m<sup>2</sup> and built-in wardrobe

Bedroom 4 - 14.55 m<sup>2</sup> en suite with 4.80 m<sup>2</sup> shower room and built-in wardrobe

Outbuilding of 400 m<sup>2</sup> restored and converted mainly into an entertainment room

Shaped swimming pool 9.50 m long by 6 m wide and 1.20 m deep

Pool house 11,56 m<sup>2</sup> with adjoining terrace of 11,11 m<sup>2</sup>.

Double garage with remote controlled door opening

Orchard: apple trees, pear trees, cherry trees, plum trees, peach trees, blackcurrant trees, raspberry trees...

Comfort of the house



Underfloor heating throughout  
 1st floor built on concrete roof  
 Viessmann oil-fired boiler with 3000 litre tank  
 Solid oak flooring in the living room and throughout the first floor  
 Double glazing throughout  
 Sewage system up to standard  
 ADSL, waiting for fibre

