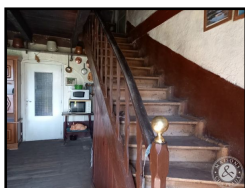




REAL ESTATE
PRESTIGE & CHARACTER



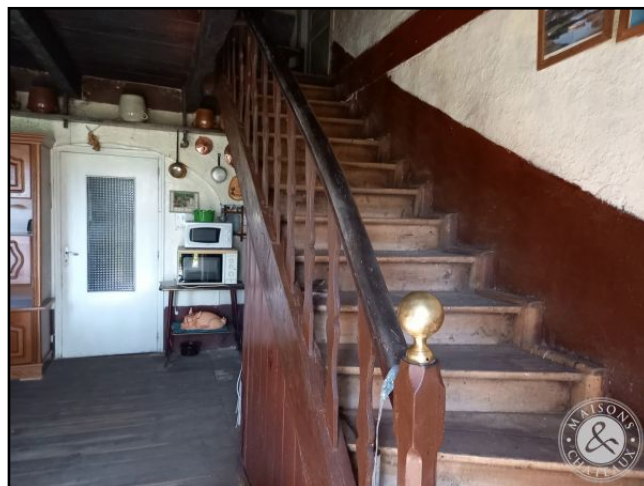
- Ref : **9650NDC**
- Price : **120 000 €**
- Location : **Lot**



Farm to renovate. Authentic house 100m², wine cellar. Possibility to extend the living space. Original elements. Barn 180m² in 3 parts. Land 2.5Ha. At the end of a quiet hamlet.



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Ref : 9650NDC	Location
Living space : 100 m² Total potential : 580 m² Land surface : 2,6 Ha Dependences : yes Pool : no Advantages : A beautiful and authentic old farmhouse. Quiet and sunny	  Department : Lot
Price : 120 000 €	

Fees to be paid by the vendor

Full description
At the end of a quiet hamlet at the South of the Lor Region. Typical old farmhouse to renovate in a beautiful enclosure. Authentic house dated 1909 with 100m² of living space, possibility to convert the attic and the wine cellar on the ground floor. Original features such as stone fireplace, stone sink, wooden staircase, built-in cupboard with wooden door. Barn 180m² composed of 3 parts. Open agricultural shed. Former pigsty. Land 2.58Ha enclosed by dry stone walls. Well Unobstructed view over the surrounding countryside. House, wooden floors. Level R+1 stone terrace Living room: 26m², open stone fireplace, built-in cupboard, wooden staircase. Old souillarde: 5m², sink, shelves and stone floor, pump to draw water from the cistern. Living room: 26.50m², built-in cupboard with original doors. Full bathroom: 5m². Floor Landing. Bedroom 1: 20.50m², access to the attic via an enclosed staircase. Bedroom 2: 27m², grey marble fireplace. Attic: 55m². Ground floor 52M², former wine storehouse of 52m² on the ground, access from the garden. Rainwater and sewage tank.



Outbuildings

Barn 182m² on the ground, composed of a beautiful open part, a cow shed, a sheepfold.

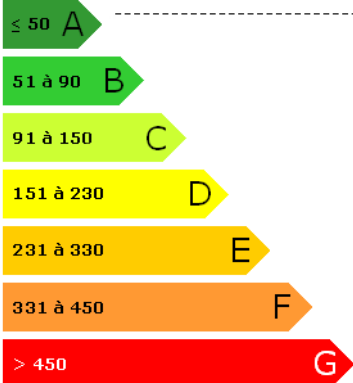
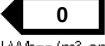
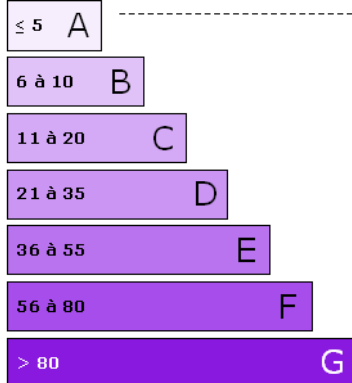
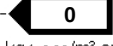
Possibility to fit out 2nd level

Open agricultural shed: 95m² on the ground.

Very nice pigsty.

All the buildings form a beautiful courtyard closed by stone walls.

Old orchard garden in another enclosure.

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 énergivore	Logement  kWhEP/m².an	Faible émission de GES  Forte émission de GES	Logement  kg éqCO ₂ /m².an

