



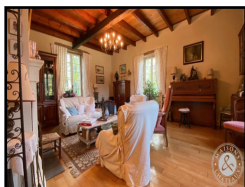
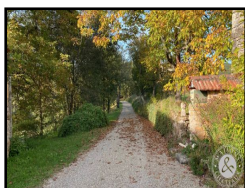
REAL ESTATE
PRESTIGE & CHARACTER



Ref : 9754LRC

Price : 529 000 €



Location : Lot / Vallée du Lot



Property of character, composed of a house of 236 m² offering 6 bedrooms, a barn of 250 m² and a shed of 100 m², without opposite on a flat land of 1,7 ha with view on the surrounding countryside.





Ref : 9754LRC	Location
<p>Living space : 236 m² Total potential : 668 m² Land surface : 1,8 Ha Dependences : yes Pool : no Advantages : countryside view unopposed</p>	  <p>Department : Lot Region : Vallée du Lot</p>
Price : 529 000 €	

Fees to be paid by the vendor

Full description

20 minutes from Fumel, not overlooked, accessible by a private road, stone property consisting of a house of 236 m², a barn and a shed.

The house is on 2 levels over cellars and offers on the first floor, accessible by a stone staircase, an entrance hall with kitchen and dining area, a lounge, a circulation leading to 2 bedrooms, one with a balcony and the other with access to the cellar, a study, wc and shower room. On the second floor, a large landing leading to 3 bedrooms, one of which has a shower room, wc and shower room. On the garden level, with its own entrance, a sixth bedroom with shower room.

Accessible from the house or outside, 2 cellars, one of which is a wine cellar and one with a laundry area.

Outside, a large barn with old wine storehouse, bread oven and an open shed with summer kitchen and workshop.

The property is set on 1.7 hectares of flat land with views over the surrounding countryside.

1st floor, accessible by the bolet :

Kitchen: 36 m².

With dining area and inglenook

Living room: 32 m²

With fireplace

Circulation of 4,68 m² leading to :

Bedroom 1 : 11,98 m²

With French window on balcony

Bedroom 2: 13,07 m²

With access through a French window



Office : 12,80 m²

WC: 1,20 m²

With washbasin

Shower room: 6,04 m²

With access to the bolet through a French window

Bolet: 24.70 m²

On the 2nd floor :

Landing: 19 m²

With French window onto balcony

Bedroom 3: 21 m²

With shower room and toilet: 3,80 m².

Circulation: 8.30 m²

Bedroom 4: 7.93 m²

Velux window

Shower room: 5,57 m²

With towel rail, velux

Wc : 1,55 m²

With hand washbasin

Bedroom 5 : 23,70 m²

Garden level :

Room 6 : 27,86 m²

With shower room, towel dryer

Cellar: 54,60 m²

With laundry space, softener

Wine cellar

Outside :



Barn, former wine storehouse: about 250 m² with bread oven
With bread oven

Open shed: 100 m²
3 car places
With summer kitchen
Workshop: 21 m²

Technique:

Heating system: electric and wood burning.

Reversible air conditioning on the second floor.

Carpentry: Wood double glazing and overglazing

Individual septic tank.

Centralized vacuum cleaner.

DHW production: 2 electric water heaters 150 and 300L.

This former winegrower's property without neighbours, accessible by its private road, has a flat land of 1,77 ha and a pleasant view on the surrounding countryside

