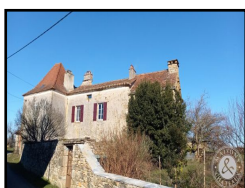
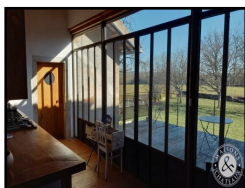
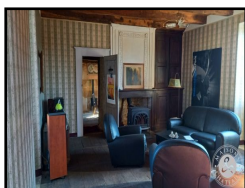




REAL ESTATE  
PRESTIGE & CHARACTER



- Ref : **9768NDC**
- Price : **340 000 €**
- Location : **Lot**




In a quiet hamlet. Restored house 250m<sup>2</sup> full of history. Second house to be restored. 9 habitable rooms. Large vaulted cellar. Terrace with view. Well. Green countryside.



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Ref : 9768NDC	Location
<p>Living space : <b>207 m<sup>2</sup></b>  Total potential : <b>580 m<sup>2</sup></b>  Land surface : <b>1 581 m<sup>2</sup></b>  Dependences : <b>yes</b>  Pool : <b>no</b>  Advantages :  <b>Large family home</b>  <b>Beautiful countryside and quiet hamlet</b></p>	 <p>Department : <b>Lot</b></p>
<p>Price : <b>340 000 €</b></p>	

Fees to be paid by the vendor

### Full description

In a small and quiet hamlet. Beautiful renovated house of character whose origins date back from several centuries.

250 m<sup>2</sup> of total living area, 9 rooms including 5 bedrooms.

Old elements preserved. Vaulted cellar 20m<sup>2</sup>. Very large terrace with a beautiful view.

Second adjoining house to restore. Outbuildings. Total land area 1581m<sup>2</sup>.

Green and bucolic countryside

Main house in the Quercy region

Raised living level, access via a traditional "bolet" terrace

Dining room "cantou" 26m<sup>2</sup> distributes 5 other rooms, old floorboards, open fireplace.

Living room 30m<sup>2</sup>, very nice floorboards, functional fireplace with wood stove and its over mantel, old wooden cupboard integrated.

Kitchen 15m<sup>2</sup>, fully glazed frontage which gives access to a large terrace with views.

Souillarde 7m<sup>2</sup> in its original aspect, stone sink, shelves and stone floor tiles.

Bedroom 22.50m<sup>2</sup>, wooden floor, fireplace.

Bedroom 8.50m<sup>2</sup>.

Study 20m<sup>2</sup>, stone fireplace and a small connected wood burner, original stone sink.

Bedroom above the study in the former attic 20m<sup>2</sup> floor area.

Shower room 13.50m<sup>2</sup>, Italian shower, washbasin, WC.

Attic with a bedroom of 53m<sup>2</sup> with a bath, washbasin and WC and a connecting bedroom of 39m<sup>2</sup>.

Terrace of approx. 30m<sup>2</sup> with beautiful views over the countryside, iron staircase leading to the garden.

From the dining room, there is the old passage to the adjoining house to restore.

The ground floor has a number of cellars including a 20m<sup>2</sup> vaulted wine cellar and a 25m<sup>2</sup> stone paved cellar accessible from the dining room and outside.



Garage attached to the main house.

Old house dated 1928 of 30.50m<sup>2</sup> and very old tower of 2 levels, 31m<sup>2</sup> on the ground each.

These two buildings are communicating and need to be restored.

Beautiful courtyard enclosed by stone walls with a well.

A courtyard at the entrance of the property formed by the house, the stone shed 82m<sup>2</sup> floor area and the stone wall.

Walled garden with walnut trees and access to the kitchen terrace.

Very nice set with a spacious family home

