



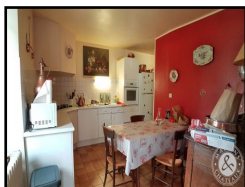
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9796LRC**

Price : **330 000 €**

Location : **Lot / Vallée du Lot**



In the heart of the Lotoise countryside, stone property with an open view, consisting of a 215 m² house, a barn and its well on 2.5 hectares of forest and meadow. The first neighbor is 150 metres from the house.



Maisons & Chateaux - 12 Place Alain de Solminihac - 46000 CAHORS - Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com - www.maisons-et-chateaux.com - www.maisonsdusud.com - www.maisons-du-lot.com



Ref : 9796LRC	Location
Living space : 215 m² Total potential : 390 m² Land surface : 2,5 Ha Dependences : yes Pool : no Advantages : Isolated Without a neighbor	  Department : Lot Region : Vallée du Lot
Price : 330 000 €	

Fees to be paid by the vendor

Full description

Situated in the countryside, with an unobstructed view, this stone property consists of a house and a barn on 2.5 hectares of forest and meadow.

The 215 m² house is built on two levels over cellars and offers on the ground floor a large 50 m² living room, on the first floor a 48 m² living room with a beautiful open fireplace, a fitted kitchen and a shower room with toilet. On the second floor, the night space, a circulation serves 3 bedrooms, a dressing room, an office, a bathroom and a toilet.

The first neighbour is more than 150 metres from the house.

This property, in the heart of the Lotoise countryside, offers a peaceful setting 10 minutes from the nearest shops and services.

Garden level :

Living room: 51 m²

With open stone fireplace

1st floor, accessible via the garden level lounge or via the boletus offers:

Entrance hall: 12 m².

A living room : 48 m²

With a stone fireplace with open hearth

Kitchen: 17 m²

Shower room: 5 m²

With toilet



2nd floor:

A circulation serves the night space;

Bedroom 1: 19, 50 m²

Bedroom 2: 9.50 m²

Bedroom 3: 12 m²

Dressing room: 9 m²

Office : 8,50 m²

Bathroom : 5 m²

Wc : 2 m²

Outside,

Access to the cellars of 80 m² with the technical part, boiler and oil tank.

Barn: 95 m² on the ground

Technical:

Oil-fired central heating

The joineries are in simple glazing

The sanitation is individual, by septic tank, to update

Presence of a tank of recovery of rainwater and a well.

Stone, peace and quiet, no neighbors, the forest for mushrooms, the meadow for horses, the birdsong and the passing deer make this property a haven of peace.

Once there, it doesn't take long to realise that this property offers the ideal environment that is so sought after today.



