



REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9845CHG**
- Price : **633 000 €**
- Location : **Lot / Bouriane**



A lot of charm for this beautiful and authentic stone hamlet, consisting of 2 renovated houses including the old oil mill and bread oven and its outbuildings, barn, pigeon house with a beautiful roof in lauses, swimming pool, a well built, on 8999 m².





Ref : 9845CHG	Location
Living space : 184 m² Total potential : 300 m² Land surface : 4 920 m² Dependences : yes Pool : yes Advantages : Stone combination Nice environment	  Department : Lot Region : Bouriane
Price : 633 000 €	

Fees to be paid by the vendor

Full description

A lot of charm for this beautiful and authentic stone hamlet, consisting of two houses entirely renovated recently, including the old bread oven and oil mill and its outbuildings, barn, pigeon house with a beautiful roof in lauses, a swimming pool with a large tiled beach, a well built, the whole set in the heart of 8999 sqm of flat land with trees.

The whole has a lot of charm and has been the subject of a recent renovation of quality.

Successful marriage between the beautiful elements of architecture in the buildings and the modern comfort.

Main house

Garden level :

Living room 24,82 m².

Large sliding glass window on garden

Fireplace insert with inlet in the living room and the ground floor bedroom

Industrial type staircase in wood and iron railing to serve the floor.

Kitchen 22,40 m² (22,40 m²)

Open to the living room, fully equipped and furnished, large sliding panoramic window

Dining area with large sliding panoramic window,
glazed door towards covered terrace, tiled floor.

WC room 2,40 m² with

with WC, cumulus 200 L, washing machine connection and electric board



tiled floor

Bedroom 1 en suite - 13,80 m

Large sliding window to garden, tiled floor

Shower room 3 m²

Shower, washbasin, VMC

On the first floor :

Landing 3,60 m

Shower-room 2,63 m² and 5,70 m² on the ground

Shower, washbasin furniture, a velux

WC 1,10 m².

Bedroom 2 - under slope: 8,60 m² on the ground 17,80 m², a window
a window, parquet floor

Bedroom 3 - under slope: 8,50 m² SH, on the ground 17 m², a window
a window, parquet floor

Double glazing aluminium and wood in all the rooms

Heating on the ground floor by heat pump for the ground floor,

Reversible air-conditioning in the rooms upstairs,

Covered terrace 32 m².

Adjoining and communicating with the main house, stone building with exposed beams, concrete floor, this beautiful space could allow the creation of an additional room connected to the house.

Guest house 84 m² (84 sqm)

In the old bread oven and oil mill, many beautiful old elements, magnificent bread oven, pisé or stone slab floors, millstone of the mill...

In garden level



Living room 45 m

Beautiful stone floor, adobe, millstone of the old oil mill,

Large sliding window on garden, a wooden door with 2 wings on garden side swimming pool
industrial type staircase, wood and metal which serves the floor

Vaulted kitchen 23,50 m².

Equipped and fitted out in the old bread oven

Beautiful vaulted stone room, 3 m high under the vault

Floor in old stone slabs, a glass door on the garden

On the floor :

Circulation 2,21 m

Room 1 - under slope 15,21 m² on the ground

Small wooden window with double glazing and interior shutter

Room 2 - under slope : 12,20 m² on the ground

Small wooden window with double glazing and interior shutter

Independent bathroom 3,21 m

Wc, bathtub, washbasin, Vmc, tiled floor

Domestic hot water by cumulus 200 L

Reversible air conditioning in the rooms

Outbuildings

In the old stone barns

Small storage room 3m².

Outbuilding 1 - 9 m

Dovecote - 23 m

Beautiful stone construction with its enormous roof in lauzes,

on the garden level,

Technical room of the swimming pool 10 m².

on the floor on mezzanine a room of 13 m².

Small house - 26,37 m² on the ground



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 ≤ 50 A 51 à 90 B 91 à 150 C 151 à 230 D 231 à 330 E 331 à 450 F > 450 G Logement énergivore	Logement 0 kWhEP/m².an	Faible émission de GES ≤ 5 A 6 à 10 B 11 à 20 C 21 à 35 D 36 à 55 E 56 à 80 F > 80 G Forte émission de GES	Logement 0 kg éqCO₂/m².an

