



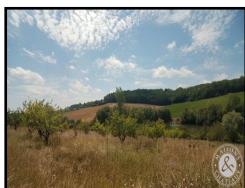
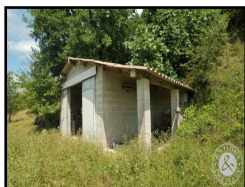
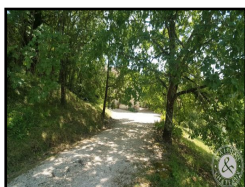
REAL ESTATE
PRESTIGE & CHARACTER



Ref : 9877LRC

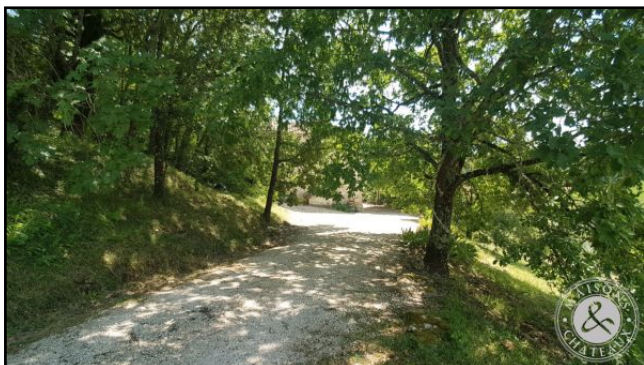
Price : 350 000 €

Location : Lot / Quercy Blanc



In secret, in a hamlet of 4 houses near Castelnau-Montratier, authentic 18th century 170 m² stone house, 25 m² outbuilding and semi-buried swimming pool on 1ha6 of land. In a dominant position, plum orchard beside a pond





Ref : 9877LRC	Location
Living space : 170 m² Total potential : 195 m² Land surface : 1,6 Ha Dependences : yes Pool : yes Advantages : In secret Hamlet	  Department : Lot Region : Quercy Blanc
Price : 350 000 €	

Fees to be paid by the vendor

Full description
Secretly situated in a hamlet of four houses near Castelnau-Montratier, this property comprises an authentic 18th century stone house of 170 m², a 25 m² outbuilding and a semi-buried swimming pool in grounds of 1 ha 6. In a dominant position, the land benefits from a plum orchard beside a pond. The house: 170 m² Country-style kitchen: 21 m² With wood-burning stove, opening onto the dining room Dining room: 26 m² With reversible air conditioning Living room: 35 m² With polyflam fireplace First floor: 7 m² landing leading to : WC with washbasin : 2 m² Shower room: 4 m² With walk-in shower Bedroom 1: 28 m²



Access to the 47 m² attic via the landing

Hallway: 11 m²

Bedroom 2: 10 m²

Bedroom 3: 12.50 m²

Bedroom 4: 11.50 m²

Bathroom with wc: 5 m²

Outside :

Leanto with fireplace: 22.50 m²

Semi inground swimming pool: 6*3.5 m

Chlorine treatment

Outbuilding in breeze block: 25 m²

Technical specifications :

Sewage system: individual septic tank

Heating system: air conditioning in dining room, polyflam fireplace

Roof: good condition

Woodwork : PVC double glazing and wooden shutters

You will be charmed by this property in the Quercy Blanc region, in a secret hamlet near Castelnau-Montratier. This property benefits from a view over a pond and a plum orchard.



