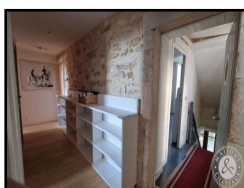
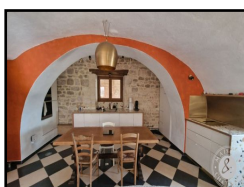




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9888LRC**
- Price : **250 000 €**
- Location : **Lot**



EXCLUSIVITY. Large stone village house, 294 m² with large garden and panoramic views, 5 bedrooms including 4 en suite, 2 lounges. Barn to restore 200 m², central pellet boiler. Quiet, charming, restaurant, grocery shop and school on site.





Ref : 9888LRC	Location
Living space : 294 m² Total potential : 494 m² Land surface : 3 749 m² Dependences : yes Pool : no Advantages : Panoramic views 5 Bedrooms	  Department : Lot
Price : 250 000 €	

Fees to be paid by the vendor

Full description

EXCLUSIVITY. Large stone house in village, 294 m² with part to finish restoring and outbuildings. Local shops and restaurant in the village, all amenities 15 minutes away.

Quiet, light, charm and panoramic views : The property is bright, quiet and charming, with a large 3749 m² garden with panoramic views and a large terrace to enjoy the fresh air.

5 spacious, light-filled bedrooms: 5 large bedrooms, including 4 en suite, with high ceilings.

Living areas: A large entrance hall leads to 2 lounges,

The first is a large vaulted room with an open polyflame fireplace and underfloor heating. The renovated kitchen opens onto a terrace with panoramic views.

The second large living room, with the charm of an old village shop, awaits completion of its restoration, to be used as a gîte, shop, workshop or main living room... as you wish!

Outbuildings and storage: A number of stone outbuildings await restoration to complete this promising property: a large 200 m² stone barn, a dovecote, three storerooms including outside WCs and a laundry room.

Comfort: The heating system is very recent: a central pellet boiler with a large silo and underfloor heating in one of the living rooms. Mains drainage. 2 wells.

This property is perfect for large-scale projects, or for a large family home with lots of storage. With over 500 m² of usable space, it offers huge potential for the creation of gîtes or charming shops.

It's the ideal place to realise your dreams of a peaceful retreat or a welcoming place for the whole family. What's more, situated in a village with a local shop and restaurant, it offers a quiet yet practical and friendly setting, where you can take advantage of services close at hand.



