REAL ESTATE
PRESTIGE & CHARACTER







- Ref : **9256NDC**
- Price : **820 000 €**
- Location : **Midi-Pyrénées / Lot**



In the Regional Park. Real estate complex offering a 170m² Quercynoise house in perfect condition. Barn 230m²floor area with a guest room, outbuildings transformed into workshop and guest house, swimming poo,88Ha land for private hunting. Calm and views.

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Ref : **9256NDC**

Living space : **210 m²**
Total potential : **630 m²**
Land surface : **89 Ha**
Dependences : **yes**
Pool : **yes**
Advantages :
Gorgeous combination
88 hectares for private hunting

Price : **820 000 €**

Fees to be paid by the vendor

Location



Region : **Midi-Pyrénées**
Department : **Lot**

Full description

In the Regional Park. Real estate complex offering a 170m² Quercynoise house in perfect condition. Barn 230m² on the ground with a guest room. Outbuildings transformed into a workshop and guest house. Swimming pool. Land 88Ha, private hunting. Calm and beautiful views.

In the Causses du Quercy Regional Natural Park.
Near the pilgrims' route to Santiago de Compostela.
Beautiful property typical of the Lot, offering a main house of 170m ², a small cottage and a guest room independent.
Many period features, stone and exposed beams, large living room, master bedroom en suite with spa in its private courtyard.
Beautiful renovation, while preserving the elements of character.

Authentic barn of 230m² on the ground on 2 levels, in perfect condition, with a very beautiful framework and many large openings.
Swimming pool and its relaxation area.
Land of 88Ha, with private hunting, beautiful view on nature, quiet.

Main house.
Garden level
Entrance: 3.50m², wooden staircase serving the standard of living.
Clearance: 6m².
Changing room with sink and toilet: 9.50m², independent entrance.
Master bedroom 1: 34m², exit on a private courtyard closed with spa.
Bathroom en suite: 16m², exterior exit.
Boiler room, laundry room: 12.50m², outside exit under the stone vault.

Living area, solid wood floors on the ground, interior and exterior shutters.

Access by main stone staircase
Covered terrace called "bolet": 9m².
Living room: 51m², stone fireplace, original old cupboard, wooden staircase leading to the bedrooms in the attic.
Separate and equipped kitchen: 13m²,
wood stove
Souillarde, stone floor and beautiful stone sink, vaulted ceiling crossed with warheads.
Bedroom 2 or office: 10m².
Bearing: 2.40m².

Converted attic space
Staircase landing: 6m².
Dressing room: 4.50m².
Parental bedroom 3 through: 51m² floor area
Bedroom 4: 12.50m² floor area

Guest house fitted out in the restored bakery: 25 m² floor area
Ground floor:
Fully equipped kitchen with dining area,
bathroom,
wc,
Functional bread oven.
Mezzanine sleeping area: about 9m² floor area

Guest room in the barn: 20m².
Sink, bathroom with toilet, access to the private courtyard.

Barn: 230m² floor area and attic with high roof structure in perfect condition.
Many openings.

Swimming pool: 10m x 5m + 1.25m x 2.5m (steps).
Relaxation area
Stone enclosed terrace and 2 gates: 73 m².
Kitchen and dining room: 16 m².
Bathroom: 7 m², shower, sink, toilet.

Renovated workshop: 25m² floor area + attic.

Dovecote to be restored on 2 levels: 4.75m in diameter.

Small stone sheepfold of 5m² floor area

Park enclosed by stone walls.
Large wrought iron gate and 2 gates.
2 wells.

Land of 88Ha composed of woods and meadows largely adjoining the property with some scattered plots.
The property is located on the edge of a small hamlet of 4 houses surrounded by woods.

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**

