REAL ESTATE
PRESTIGE & CHARACTER







- Ref : **9361NDC**
- Price : **509 000 €**
- Location : **Midi-Pyrénées / Lot**



In the Regional Natural Park. Typical Quercy property offering a renovated stone house of 164m², 2 large
gîtes, a swimming pool of 18x7m, garages, a landscape park and a vegetable garden, 2 tanks for rain water. Land of 1.8Ha with 4 accesses.

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Ref : **9361NDC**

Living space : **274 m²**
Total potential : **410 m²**
Land surface : **1,8 Ha**
Dependences : **yes**
Pool : **yes**
Advantages :
3 dwellings on a large ground.
Main house, 2 self-catering accommodations, large swimming pool.

Price : **509 000 €**

Fees to be paid by the vendor

Location



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

Full description

In the Quercy's Causses Regional Natyral Park, typical property dating back from the 18th-19th centuries offering a renovated stone farm house of 164m² with a small pigeon tower.
2 big self-catering accommodations, a swimming pool of 18mx7m, 2 garages, a vegetable garden.
2 tanks for rain water. Land of 1.8Ha with 4 accesses.
The 3 houses are sold furnished.

Main house.
Fitted kitchen 35m², old stone sink, wooden stairs go up to a bedroom and bathroom in the attic with pigeonnier.
Bedroom on the ground floor 24.50m², private exit to outside.
Corridor. Bathroom 9m².
Toilets.
1st Floor :
Lounge 57m², stone fire place with inserted wood stove, old stone sink, exit to the covered terrace " bolet ".
Mezzanine 21m² overlooking the living room.
Heating system with gas.

Gîte 1: 51.50m² total area.
Kitchen on the ground floor : 16m².
Attic floor : 2 bedrooms of 11m² and 15m², shower room 6m², toilets.
Gas heating system.

Gîte 2 : 76.50m² total area.
Entrance : 4m².
Bathroom 6m².
Bedroom 1 in the former baker house : 22m².
Living room with open fitted kitchen : 32m², pellet stove.

Bedroom 2 : 13m².

2 big garages.
2 septic tanks.
2 tanks for rain water
Large vegetable garden, fruit trees, truffle oaks plantation, landscaped park.
4 accesses to the property, one with an automatic portal.
Restoration made with quality materials.
10 minutes from a village with all amenities, schools, college.

