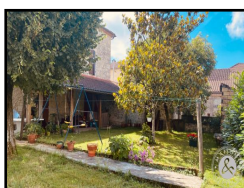




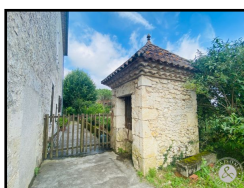
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9688CHG**

Price : **280 000 €**

Location : **Midi-Pyrénées / Tarn et Garonne**



Large stone village house, beautiful garden, set back from the road, has 6 large bedrooms upstairs and can be used as a family home or as a bed and breakfast activity. Cellar, vegetable garden and well. Garage with possibility to convert the first floor.





Ref : 9688CHG

Location

Living space : **229 m²**
Total potential : **384 m²**
Land surface : **1 925 m²**
Dependences : **yes**
Pool : **no**
Advantages :
Village house
Large garden



Region : **Midi-Pyrénées**
Department : **Tarn et Garonne**

Price : **280 000 €**

Fees to be paid by the vendor

Full description

The garden and the covered terrace hidden behind a large stone facade are charming assets for this large village house, in Tarn et Garonne near Roquecor.

The 6 large bedrooms on the first floor, a large living room with fireplace make this stone house dating from 1836, a great family home or bed and breakfast in the heart of the village. The kitchen also has a fireplace. A large cellar, a stone shed, a magnificent well, an independent outbuilding composed of a garage on the first floor and a floor.

The large garden of 1900 m² decorated with trees, the vegetable garden and the henhouse are very pleasant, while being in the village.

House

Ground floor

Entrance hall 11,39m².

Shower room 3,93m² with bath and shower

Laundry room 2,41m

Office 8,26m²

Room or bedroom 9,95m

Wc 1,70m²

Storeroom 4,54m², cellar 4,54m².

Kitchen with chimney 23,90m

Living room with chimney 49,50m

First floor served by an abalone staircase

Corridor of circulation 7,15m

Bedroom 1: 11,56m²

Bedroom 2: 14,56m²

Bedroom 3: 15,24m²



Maisons & Châteaux - 12 Place Alain de Solminihac - 46000 CAHORS - Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com - www.maisons-et-chateaux.com - www.maisonsdusud.com - www.maisons-du-lot.com

Bedroom 4: 14,70m²

Bathroom 4,73m

Wc 1,62m²

Bedroom 5: 15,19m²

Bedroom 6: 15,80m²

Exterior

Attached wood shed in stone 22m².

large garden of 1900m².

Courtyard

Cellar 65m

Well in stone

Dependence of the house (adjoining) with garage 42,42m² with a floor that can be converted.

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	Logement	Faible émission de GES	Logement
≤ 50 A	0 kWhep/m².an	≤ 5 A	0 kg éqCO ₂ /m².an
51 à 90 B		6 à 10 B	
91 à 150 C		11 à 20 C	
151 à 230 D		21 à 35 D	
231 à 330 E		36 à 55 E	
331 à 450 F		56 à 80 F	
> 450 G		> 80 G	
Logement énergivore		Forte émission de GES	

