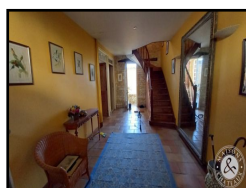
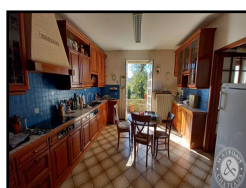
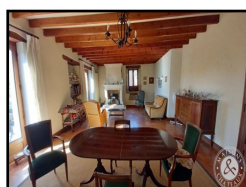




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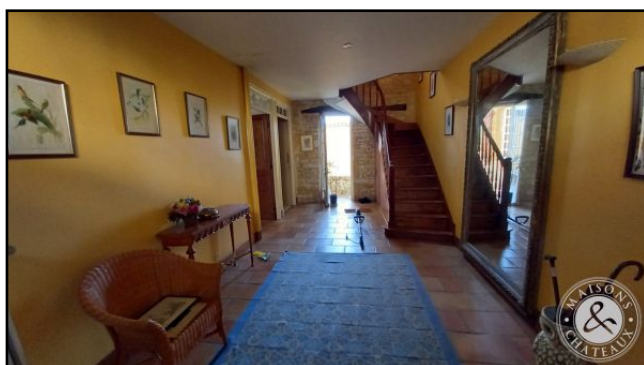


- Ref : 9709LRC
- Price : 420 000 €
- Location : Midi-Pyrénées / Lot



In a lively village in Bouriane, beautiful 18th century stone Bastide in a quiet residential area, 350m² living space with garage and enclosed landscaped garden of 1170m².





Ref : 9709LRC	Location
Living space : 350 m² Total potential : 442 m² Land surface : 1 170 m² Dependences : yes Pool : no Advantages : close to the shops by foot close circuit de St Jacques de Compostelle	 Region : Midi-Pyrénées Department : Lot
Price : 420 000 €	

Fees to be paid by the vendor

Full description

In a lively village in Bouriane, beautiful 18th century stone Bastide in a quiet residential area, 350 m² of living space with garage and enclosed landscaped garden of 1170 m² planted with fruit trees, roses and other ornamental trees.

Main entrance 22.46 m²

Living/dining room 47 m² with fireplace

Fireplace/insert and old stone sink

Kitchen 22 m² equipped and arranged leading to

Terrace 200 m², paved with stones to the west

Storage room 3,17 m² and separate WC

Bedroom 1- 25 m², parquet, dressing

Bathroom en suite 6,20 m²

Storage room 3 m², WC/separate hand wash basin

Office 10,18 m² with access to

Bedroom 2- 17,50 m² with

Bathroom 5 m² en suite

To the right of the main entrance hallway 11.14 m² leading to 2nd street side entrance

Following staircase 3.65 m² leading to 1st and attic.

1st floor via spiral staircase from main entrance

Landing/hallway 13.23 m², parquet floor

Shower room 6,86 m², parquet floor

Corridor 13.50 m² with access from the second entrance staircase, wooden floor serving Bedrooms 3, 4 and 5.

Bedroom 3- 18,86 m² 2 large windows overlooking the garden

Bedroom 4- 24 m² with dressing room



Bedroom 5- 24 m² with dressing room

To the right of the staircase: 4 steps on intermediate level

Storage room 6 m², parquet floor and cupboards

Bedroom 6- 50,27 m² with parquet floor and built-in cupboards

Bathroom 5,74 m² next

Bedroom 7- 20 m², parquet floor and large cupboard/dressing room

Cellar 1- 42,34 m² with boiler

Cellar 2- 25.50 m

Garage 24 m², with electric door

Landscaped garden of 1170 m², cherry tree, pear tree, lime tree, magnolia

Comfort of the house

Fuel central heating and wood burner

Tank 3000 L

Well with water all year round

Waste water evacuation: mains drainage

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/m ² .an	≤ 5 A	0 kg éqCO ₂ /m ² .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	

