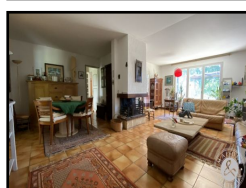
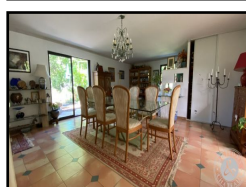
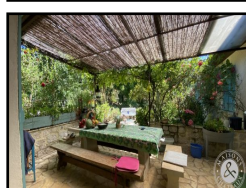
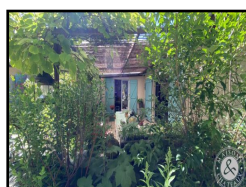




REAL ESTATE  
PRESTIGE & CHARACTER



- Ref : **9817CHG**
- Price : **334 000 €**
- Location : **Midi-Pyrénées / Lot**



countryside in a quiet area, without being isolated, single storey house of about 185 m<sup>2</sup> and 139 m<sup>2</sup> basement, double living room of 90 m<sup>2</sup>, 4 bedrooms, small outbuilding used as a workshop, carport, all set on a plot of 6292 m<sup>2</sup> of which 3050 m<sup>2</sup> buildable.





| Ref : 9817CHG                                                                                                                                                                                                                                                             | Location                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Living space : <b>184 m<sup>2</sup></b><br/> Total potential : <b>350 m<sup>2</sup></b><br/> Land surface : <b>6 292 m<sup>2</sup></b><br/> Dependences : <b>yes</b><br/> Pool : <b>no</b><br/> Advantages :<br/> <b>Big living room</b><br/> <b>Building land</b></p> |  <p>Region : <b>Midi-Pyrénées</b><br/> Department : <b>Lot</b></p> |
| Price : <b>334 000 €</b>                                                                                                                                                                                                                                                  |                                                                                                                                                      |

Fees to be paid by the vendor

### Full description

In the countryside, quiet, without being isolated, single storey house of 1979 of about 185 m<sup>2</sup> living space and with a large basement of 139 m<sup>2</sup>, double living room of 90 m<sup>2</sup>, 4 bedrooms, kitchen opening onto terrace, a small outbuilding used as a workshop, carport, all set on a wooded plot of 6292 m<sup>2</sup> of which 3050 m<sup>2</sup> constructible

#### GROUND FLOOR

Entrance 08.85 m<sup>2</sup>

Tiled floor

Corridor 08.34 m<sup>2</sup>,  
serves living room, kitchen, WC, bathroom and bedrooms

Living room 50.00 m<sup>2</sup>

Tiled floor, open fireplace on the dining room side and pellet stove on the living room side,

A door window on south terrace

Communicates with the large dining room

Kitchen 12.68 m<sup>2</sup>

Fully fitted and equipped, tiled floor, French window onto terrace

Large dining room 44.23 m<sup>2</sup>

Large bay window on terrace, a window, small room

Bedroom 1; 14.20 m<sup>2</sup>



tiled floor, cupboard, 1 wooden French window

Room 2; 11.42 m<sup>2</sup>, tiled floor, cupboard

Tiled floor, cupboard, 1 wooden door window

Bedroom 3 or dressing room 07.30 m<sup>2</sup>, tiled floor, cupboard, 1 French window

French window

Room 4; 08.15 m<sup>2</sup>

Tiled floor, cupboard, 1 wooden window

Bathroom 06.32 m<sup>2</sup>

Bath, washbasin, a window, VMC

WC 02.13 m<sup>2</sup>

with hand wash basin, VMC

Basement 139.00 m<sup>2</sup>

Used as a garage for 3 cars, technical room, laundry room, water softener, closed wine cellar,

Outbuildings

Workshop 19.80 m<sup>2</sup>

Carport 18.00 m<sup>2</sup>

On the 6292 m<sup>2</sup> of land a part is constructible for 3050 m<sup>2</sup> approximately.



