



REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9598LMV**

Price : **350 000 €**

Location : **Midi-Pyrénées / Lot**



In full nature in dominant position with view, farmhouse partly restored, house of 116 m² with a beautiful living room cathedral, large terrace, a beautiful barn, an outbuilding used as an artist's studio, on 6.8 ha of meadows, orchard and woods





Ref : 9598LMV	Location
Living space : 117 m² Total potential : 233 m² Land surface : 6,9 Ha Dependences : yes Pool : no Advantages : Quiet area View	 Region : Midi-Pyrénées Department : Lot
Price : 350 000 €	

Fees to be paid by the vendor

Full description

In full nature without nuisance, in dominant position with view, old farmhouse partly restored, stone house on one level of 116 m² with a beautiful living room cathedral opening on large terrace side view, a beautiful convertible barn, an outbuilding used as guest room or artist's studio. The whole on 6.88 ha of meadows, woods, orchard, access to a source, shops and services at 12 mn.

The main house :

On the ground floor

Entrance : 4.78 m²

Parquet flooring

Living room : 33.61 m²

Cathedral ceiling, solid parquet floor, luminous thanks to its large bay opening on to a terrace with view, 4 windows facing East and West, 3 windows, glazed door opening on to a covered terrace, stone fireplace with wood stove.

Fitted and equipped kitchen : 7.70 m²

Open to living room, solid parquet flooring

Office, extra bedroom: 14.71 m²

Solid wood flooring, two windows facing east, cupboard

Bedroom 1: 19.30 m²

Exposed beams, bright floor, large closet, two windows facing East, very bright

Bathroom and toilet: 9.18 m²

Furniture washbasin, bathtub, tiled floor, cumulus

Separate toilet, one window

Shower room: 4.07 m²

Vanity unit, italian shower, suspended WC, a window

Boiler room: 4.62 m²



Oil heating with Viessman boiler and 2000L tank, Atlantic 150L water heater

Floor

Bedroom 2: 14.07 m² on the floor

Accessible from the living room by a spiral staircase in solid wood, attic, a velux

Attic: 25.7 m²

Cellar: 30 m²

Located under the house, dirt floor, access from the outside.

Dependencies:

Pavilion: 15.83 m²

In wood and stone, floor covered with linoleum, bay window with access to the terrace, two windows, one sliding, water supply on standby.

Barn: 130 m²

Concrete floor

Shed: 57 m²

Concrete floor

Property partly enclosed by wooden fences and hedges.

Land 6.88ha of meadow, wood and pine forest.

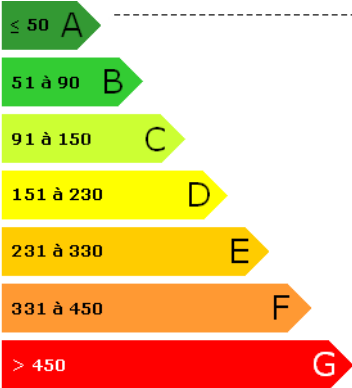
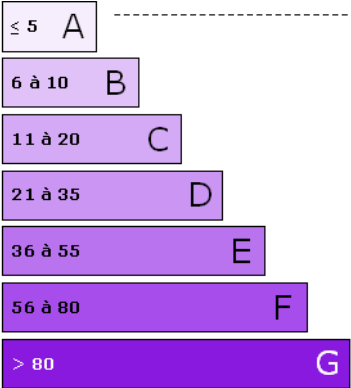
Possibility of swimming pool.

Apple and pear trees orchard.

A well on the property at the entrance of the woods, property bordered by a brook.



**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 énergivore	Logement 0 kWhEP/m².an	Faible émission de GES  Forte émission de GES	Logement 0 kg éqCO2/m².an

