REAL ESTATE
PRESTIGE & CHARACTER







- Ref : **9618LMV**
- Price : **633 000 €**
- Location : **Midi-Pyrénées / Lot**



In the countryside, quiet, 10 mn from services, authentic Lotois farmhouse with its main house in stone of 225 m² and its outbuildings converted into gites of 107 m² and 110 m², swimming pools, workshop, sauna, private terraces, all on 8685 m².

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Ref : **9618LMV**

Living space : **442 m²**
Total potential : **661 m²**
Land surface : **8 685 m²**
Dependences : **yes**
Pool : **yes**
Advantages :
Quiet area
Character combination

Price : **633 000 €**

Fees to be paid by the vendor

Location



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

Full description

Beautiful authentic stone property, in the countryside, quiet.
A private courtyard leads to the property, a character ensemble with a Quercy house comprising a main house of 225 m² perfectly restored with its 4 bedrooms, 3 of which are en suite, independent ground floor flat, two barns converted into guest houses or gites, various outbuildings, bread oven, lean-to, workshop, on flat land of over 8600 m² with well, pond and swimming pools.
Possibility of gite and guest rooms business, in a touristic area.

Main house
The entrance is via an outside stone staircase leading to the bolet on the first floor.

1st floor of the dwelling house:
Dining room: 34 m² giving onto a terrace facing west of about 20 m²
Double living room with North and South exposure, with inglenook fireplace: 31 m²
Fitted and equipped kitchen: 11 m²
Bedroom 1, stone floor, with toilet and shower: 9.40 m²
Office or guest room: 12 m²

2nd floor, parquet flooring:
A landing of 9 m2, with wc
Bedroom 2, en suite with shower, dressing room: 24 m²
Bedroom 3, en suite with shower: 15 m²
Bedroom 4, en suite with shower and bath, dressing room: 25 m²

On the ground floor of the main house, flat of 52 m²
Living room paving stone and adobe, facing west: 28 m² overlooking a terrace of about 20 m²
Equipped kitchen: 4 m²

Bedroom, en suite with Italian shower, wc: 19 m²

Two barns converted into guest houses or gites, on two levels.

Gite 1 - 10 people
Fully equipped and furnished
Independent entrances, courtyard or garden side

Garden level, tiled flooring

Kitchen, dining room, toilet: 31 m²
Living room: 41 m²
Laundry room, luggage storage, to finish restoring: 21 m²

Floor
Parquet flooring, corridor leading to the:

Bedroom 1: 7 m²
Cupboard, double bed
Bedroom 2: 7.80 m²
Cupboard, double bed
Bedroom 3: 7.75 m²
Cupboard, double bed
Bedroom 4: 8.63 m²
Cupboard, 2 single beds, double bed
Shower room: 4.22 m²
Double washbasin, shower, wc
Bathroom: 4.27 m²
Double washbasin, shower, bathtub

In-ground swimming pool 6x12, private terrace facing South

Gite 2 - 6 to 7 people
Fully equipped and furnished
Independent entrances, courtyard or garden side

Garden level, tiled flooring

Living room: 32 m²
2 bay windows
American kitchen: 7 m²

Bedroom 1: 15.50 m²
En suite with dressing room, shower room, wc, double bed

Floor

Small living room: 15 m²
Bedroom 2: 16.80 m²
En suite with dressing room, shower room, wc, single bed, double bed
Bedroom 3: 20 m²
En suite with dressing room, shower room, wc, double bed

Above-ground wooden swimming pool 4x8, private terrace facing North-West

Dependencies:
On the ground floor, laundry room, cellar, garage, bread oven, workshop, sauna and gym for a useful surface of 150 m².

Private parking in front of the property, access to the river through the garden.

Main house: underfloor heating, reversible air-conditioned heat pump, PVC and wood double glazing
Gite 1: electric heating, double glazing in aluminium and PVC.
Gite 2: electric heating, PVC double glazing

Main house perfectly restored. The property can be used immediately.
Possibility to restore the outbuildings.

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**



