



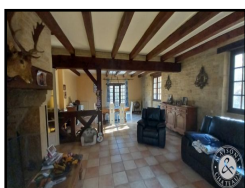
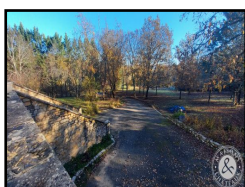
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9753LRC**

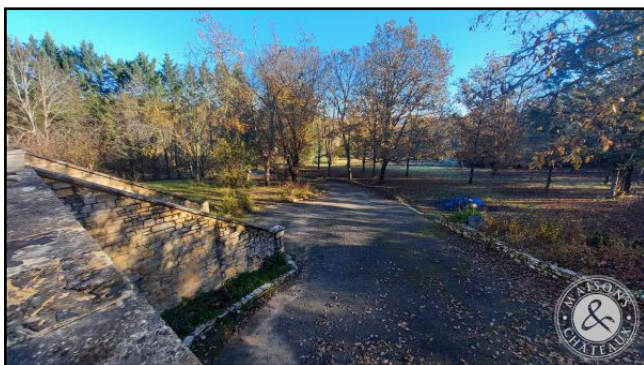
Price : **532 000 €**

Location : **Midi-Pyrénées / Lot**



Lot, in Bouriane, close to shops, character house on 3 levels in stone of recent construction 1984 of 600 m² usable with dependence to be restored on 1 hectares of land.





Ref : 9753LRC	Location
Living space : 310 m² Total potential : 605 m² Land surface : 1,1 Ha Dependences : yes Pool : no Advantages : Very large house possibility of development	 Region : Midi-Pyrénées Department : Lot
Price : 532 000 €	

Fees to be paid by the vendor

Full description

Lot, in Bouriane, close to shops, character house on 3 levels in stone of recent construction 1984 of 600 m² usable with dependence to be restored on 1 hectares of land.

Ground floor

Entrance hall 20 m
Fitted and equipped kitchen 26 m² Living/dining room 62 m² Pathway
Living/dining room 62 m² Fireplace
Corridor 16.80 m²
WC hand wash basin
Bedroom 1 16 m² chestnut parquet (laying: fontainebleau style) with dressing
Bedroom 2 16 m²
Bedroom 3 17 m² chestnut parquet (laying: herringbone) with dressing room
Bathroom/shower 10.60 sqm with double washbasin, fully tiled

1st floor

Landing 16.32 m²
Bedroom 4 - 30.14 m²
Bedroom 5 - 19 m² with dressing room
Bedroom 6 - 46 m² with tiled floor
Bathroom/shower 14 m², tiled
Small room without window 10 m²

Garden level



With access by stairs from inside

Room 61 m², door to the outside and window

Corridor 14.30 m

Wine cellar 13 m²

Boiler room 16 m² with wood-burning boiler and electric water heater 300L, tiled floor

Laundry room 21,60 m² with general Culligan filtering system

Room 19.50 m² without window with tiled floor

Garage 42 m² with double wooden door and tiled floor

Storage room 23.80 m² concrete floor

Open shed 14 m², tiled

Outbuilding 100 m², 4 rooms to restore

Room for wood boiler

Comfort of the house

Double glazing throughout

Wood boiler from 1984

Central heating with cast iron radiators

