



REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9758CHG**
- Price : **1 774 000 €**
- Location : **Midi-Pyrénées / Lot**



On the outskirts of a lively village, beautiful charming property set on 15 ha of meadows and woods crossed by a stream with pond, in a dominant position with panoramic view. Guest house, dovecote, barn, garage, workshop and reception room.





Ref : 9758CHG

Location

Living space : **390 m²**
Total potential : **660 m²**
Land surface : **15,6 Ha**
Dependences : **yes**
Pool : **yes**
Advantages :
Nice position with view
very aesthetic and comfortable property



Region : **Midi-Pyrénées**

Department : **Lot**

Price : **1 774 000 €**

Fees to be paid by the vendor

Full description

On the outskirts of a lively village with shops and services, beautiful Tuscan-inspired property set on 15 ha of meadows and woods crossed by a stream with a pond, in a dominant position with panoramic view on the countryside and the nearby lake.

The main house of 300 m² offers a large living room of 80 m², a fitted and equipped kitchen of 23 m², back kitchen, living room or office of 30 m², a master bedroom with dressing room and shower room, a second bedroom en suite, upstairs 2 bedrooms with shower room and bathroom.

Guest house of 64 m², barn of 270 m² used as garage, workshop and reception room.

Charming and prestigious property on the outside and all modern comforts on the inside.

MAIN HOUSE :

Ground floor

Nice height under ceiling, 3.70 m²

Entrance hall 20 m².

2 French windows access to the courtyard and access to the staircase of the main facade, tiled floor, checkroom.

floor heating

Large Living room : 80 m²

Bright, illuminated by 8 windows, large stone fireplace, tiled floor, courtyard access by glass door, underfloor heating

Kitchen 23 m²

Equipped and fitted, tiled floor, accessible from the terrace on the courtyard side

Back kitchen, laundry room 17 m², tiled floor

Underfloor heating



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WC 2 m²

hand wash basin

Living room or study: 30 m², tiled floor
tiled floor, fireplace

Bedroom 1 en suite 30 m²

dressing room, 2 windows, cupboards,

Shower room 8 m²

Italian shower, suspended toilet, washbasin furniture

Bedroom 2 en suite : 23 m² : bathroom with shower and washbasin

shower room with shower and washbasin, independent WC with hand wash basin

Landing in the tower : 10 m²

Stairs

1 st floor :

Bedroom 3 : 17 m²

Window door with access to a large balcony of 7 m².

Shower room 3 m²

Washbasin, shower and WC, tiled floor

Bedroom 4 en suite: 28 m², with a balcony

Bathroom: 8 m²

Corner bath, washbasin, WC

Cellar accessible from the entrance

Wine cellar: 30 m², refrigerated

Concrete floor

Cellar - billiard room 25 m²

vaulted room

Archive 25 m², concrete floor

Garden level

4 cellars accessible from the terrace of the swimming pool

Storage room in the garden : 17 m²

Sink, tiled floor

Vaulted room 20 m², storage

tiled floor

Arched room 15 m², tiled floor

tiled floor, checkroom, WC with washbasin



Storage room: 13 m²

Hot water tank

TECHNICAL :

Double glazed aluminium windows

Stirodur and glass wool insulated attic

Roof with canal tiles in very good condition with protective film

Boiler room 17 m²

VISSMANN fuel boiler

supply of the main house and the underfloor heating of the guest house

Tiled floor, oil tank 5000 l buried

Internet connection by the fiber

In the courtyard,

Large terrace 120 m², serving

serving the various entrances of the house, flat stone floor

Summer kitchen 12 m²

FRIENDS' HOUSE : 64 m²

Living room 44 m².

Tiled floor, exposed beams, kitchenette

Bedroom 5 : 15 m²

French window on courtyard

Bathroom 5 m²

shower, WC, washbasin furniture

Underfloor heating on all the accommodation.

Covered terrace 31 m², stone floor.

PIGEONNIER 27 m²

3 levels of 9 m², covered shelter for access to the external staircase towards 2nd floor.

Level 2: floating parquet floor

Level 3 accessible from a retractable staircase, parquet floor

Covered terrace 18 m².

Barn on the ground floor 200 m²

Used as garage or reception room,

tiled floor 130 m² and parquet 70 m², insulated roof.

Big door with remote-controlled roller shutter

Underneath

Garage, workshop 70 m²



