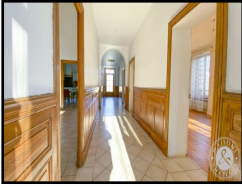




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9891CHG**
- Price : **320 000 €**
- Location : **Midi-Pyrénées / Lot**



In Bouriane, a stone's throw from the Black Perigord, 19th century manor house to finish refreshing of more than 200 m², ideal for a family home, 6 bedrooms, in a park with century-old trees, 8,000 m² of land, on a village with school and restaurant.





Ref : 9891CHG

Location

Living space : **244 m²**
Total potential : **463 m²**
Land surface : **8 877 m²**
Dependences : **yes**
Pool : **no**
Advantages :
Manor house
5 mins from shops



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

Price : **320 000 €**

Fees to be paid by the vendor

Full description

Between Lot and Dordogne, in Bouriane, close to the Périgord Noir, beautiful mansion from the XIXth century of more than 240 m², ideal to create a large family house, 6 bedrooms, possibility to fit out 125 m² of attic, an outbuilding with bread oven, 2 garages, the whole set in a park of hundred years old trees of more than 8000 m², at the exit of the village at 5 mn from the shops.

This property offers beautiful surfaces, a potential of development on more than 460 m² useful, with its attic to be fitted out and its dependence to be restored.

The ideal property to make a large family house or to develop a gîte and guest house activity.

The master house of 244 m² of living space.

On the ground floor,
a crossing corridor, serves :

a living room : 28 m² with
with open fireplace,

a kitchen : 23 m², fitted
fitted and equipped, with open fireplace

library or bedroom 1 : 27 m² with parquet
with parquet floor and open fireplace,

Bedroom en suite 2 : 16 m² with
with shower room,



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a separate toilet,

On the second floor, with parquet floor :

Bedroom 3 and 4 : 21 and 22 m², a bathroom with toilet

a bathroom with wc : 10 m², accessible from
accessible from bedrooms 3 and 4

Bedroom 5 : 18 m² with
with dressing room of 3.50 m².

Bedroom 6 : 13 m² (13 sqm)

a room with water inlet : 9 m² accessible
accessible from bedrooms 5 and 6.

On the second floor :
convertible attic of 125 m².

The outbuilding :

old small house of 20 m² on the ground with floor,
two garages of 18 and 22 m² on the ground with convertible floor.

Gas boiler Viessmann with buried tank,
Sewage system with mains drainage
Double glazed windows in PVC or wood.

Beautiful house of charm to discover, ideal for family house, or activity of lodging and rooms of hosts, with
two steps of the Black Périgord.



**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	
<p>Logement économe</p> <p>≤ 50 A</p> <p>51 à 90 B</p> <p>91 à 150 C</p> <p>151 à 230 D</p> <p>231 à 330 E</p> <p>331 à 450 F</p> <p>> 450 G</p> <p>Logement énergivore</p>	<p>Logement</p> <p>0</p> <p>kWhEP/m².an</p>	<p>Faible émission de GES</p> <p>≤ 5 A</p> <p>6 à 10 B</p> <p>11 à 20 C</p> <p>21 à 35 D</p> <p>36 à 55 E</p> <p>56 à 80 F</p> <p>> 80 G</p> <p>Forte émission de GES</p>	<p>Logement</p> <p>0</p> <p>kgéqCO₂/m².an</p>

