



REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9900CHG**

Price : **323 000 €**

Location : **Midi-Pyrénées / Lot**



In village with first shops and services, stone house with dovecote offering 170 m² of living space, including living room with fireplace, 2 lounges, open kitchen, 4 bedrooms, 2 shower rooms, office, garage, cellar and outbuilding on over 1 ha of land





Ref : 9900CHG	Location
Living space : 170 m² Total potential : 312 m² Land surface : 1,1 Ha Dependences : yes Pool : no Advantages : Large plot village with services and shops	  Region : Midi-Pyrénées Department : Lot
Price : 323 000 €	

Fees to be paid by the vendor

Full description

In village with first shops, services and healthcare professionals, stone house with dovecote, approx. 170 m² living space, well exposed to south and south-west, comprising living room with fireplace and wood burner, TV lounge, open-plan fitted and equipped kitchen, 2 bedrooms on ground floor, 1 shower room, wc, upstairs large landing used as office, 2 bedrooms, shower room, wc, a room with separate entrance that could be a studio.

Garage, cellar and a large outbuilding with workshop, horse stalls, woodshed and carport, all set in beautiful grounds with meadows, part wooded, potentially building land.

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 : 246,00 kWh _{ep} /m ² .an		Estimation des émissions : 52,00 kg éqCO ₂ /m ² .an	
Logement économe ≤ 50 A 51 à 90 B 91 à 150 C 151 à 230 D 231 à 330 E 331 à 450 F > 450 G	Logement 246 kWh_{ep}/m².an	Faible émission de GES ≤ 5 A 6 à 10 B 11 à 20 C 21 à 35 D 36 à 55 E 56 à 80 F > 80 G	Logement 52 kg éqCO₂/m².an
Logement énergivore		Forte émission de GES	

