



Ref : 9894LRC

## Quercy Blanc, stone property ideal for gîte, bed and breakfast

Area CASTELNAU MONTRATIER



Habitable : 208 m<sup>2</sup>



Usable : 242 m<sup>2</sup>



Land : 8 171 m<sup>2</sup>

495 000 €

**Luxurious residence for sale Lot.** Nestling in the heart of the Quercy Blanc countryside, this property comprises a main house, an outbuilding converted into two en suite bedrooms with private access and private terrace, a lean-to for al fresco dining on sunny evenings and a large swimming pool. The main house offers a practical layout with a bedroom on the garden level, benefiting from a private terrace, a fitted kitchen, a shower room with double washbasin and toilet, as well as a lounge and dining room. Upstairs is a study that could also be used as an additional bedroom. To the rear of the house is an independent space on the garden level comprising a bedroom, a fitted kitchen and a shower room with toilet. This space can be used as an independent gîte, offering flexibility of use. The property is set in extensive grounds of 8,171 m<sup>2</sup>, offering peace and quiet to its occupants.

### IN SUMMARY

Rooms : 8  
Bedrooms : 5  
Bathrooms : 4

Swimming pool : yes  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Heat pump



Fiber

**Advantages :** Quercy Blanc | Gîte and bed and breakfast

### SERVICES



1st Shops : 5 mn



All shops : 20 mn



Health : 20 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 20 mn



10 mn



70 mn

### ENERGY INFORMATION

Consommation conventionnelle 147,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 13,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Châteaux

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## — DESCRIPTION

The main house of 118 m<sup>2</sup> comprises :

Fitted kitchen: 16.50 m<sup>2</sup>

Living room: 34.50 m<sup>2</sup>

With fireplace and wood-burning stove

Dining room: 21 m<sup>2</sup>

With fireplace

Circulation of 2 m<sup>2</sup> leading to :

Wall-hung toilet: 1.50 m<sup>2</sup>

Shower room: 9 m<sup>2</sup>

Italian shower, double washbasin and heated towel rail

Bedroom 1: 15 m<sup>2</sup>

With terrace: 6 m<sup>2</sup>.

First floor:

Landing leading to :

Study: 8 m<sup>2</sup>

Bedroom 2 : 9.50 m<sup>2</sup>

In a row and attic

34 m<sup>2</sup> basement gîte, accessible from the rear of the house via a separate entrance with terrace, comprises :

Fitted kitchen: 12 m<sup>2</sup>

Shower room with wc: 7 m<sup>2</sup>

Towel dryer

Bedroom : 15 m<sup>2</sup> with en-suite bathroom

Cellar: 25.50 m<sup>2</sup>

With air/water heat pump technical area and workshop/storage area

63 m<sup>2</sup> converted outbuilding comprising :

Bedroom 1 : 19.50 m<sup>2</sup>

With shower room: 5 m<sup>2</sup>

Italian shower and wc

Separate entrance and terrace

Bedroom 2 : 24 m<sup>2</sup>

With shower room: 6.50 m<sup>2</sup>

Italian shower and wc

Utility room : 8 m<sup>2</sup>

With hot water tank for the 2 bedrooms, sink

Outside :

Leanto: 26 m<sup>2</sup>

By the pool

Storage room: 2.50 m<sup>2</sup>

L-shaped swimming pool: 11 x 5 m

Salt treatment

Reinforced liner

The pool equipment room is located under the pool

Technical :

Heating system :

Air/water heat pump in the main house and gîte

Electric radiators in the 2 bedrooms in the outbuilding

Joinery :

Wood double glazing and wooden shutters in the main house

Wooden double glazing, no shutters for the converted outbuilding

Individual sanitation :

Septic tank compliant

Roofs :

Good condition

The house is equipped with an alarm.

The old 3000 L septic tank has been converted into a water collector.

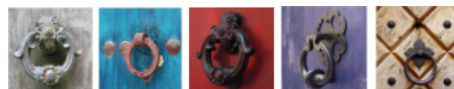
Are you interested ?



Marie

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