



Ref : 9465CCV

## Old farmhouse with eight gites and swimming pool

Area **MONTCUQ EN QUERCY**



Habitable : 457 m<sup>2</sup>



Usable : 350 m<sup>2</sup>



Land : 5,4 Ha

852 000 €

**Luxurious residence for sale Lot.** Charming farmhouse in the south of the Lot comprising a stone house of 172.29 m<sup>2</sup>, accompanied by several outbuildings including eight cottages, a reception room formed in L of 77 m<sup>2</sup>, and a wellness area. All this on a 5 ha 30 plot of land composed of meadow and woods. Swimming pool 12 x 6 heated by heat pump, well, kiosk and a petanque ground.

### IN SUMMARY

Rooms : 25  
Bedrooms : 12  
Bathrooms : 10

Swimming pool : yes  
Garage place : nc  
Parking space : 3  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Not-isolated countryside | Commercial activity

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 25 mn



25 mn



35 mn



60 mn



75 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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## — DESCRIPTION

Main house:

Garden level:

Kitchen: 20.64 m², equipped and furnished kitchen

Cellar/laundry: 40.50 m².

Vestibule: 3.00 m²

First floor :

Living room: 38 m², wooden floor, wood stove

Corridor: 11.48 m²

Bedroom 1: 13.18 m²

Bedroom 2: 10.14 m²

Shower room: 4.17 m², washbasin, shower, WC

Attic: Fitted out

Bedroom 1: 12.70 m²

Bedroom 2: 10.50 m²

Landing: 6.12 m²

WC: 1.86 m², washbasin

Dependencies:

Gite n°1 : Wood heating, covered terrace

Living room: 25.09 m², fireplace, wood stove

Bedroom: 7.55 m²

Shower room: 5.71 m², Shower, toilet, basin

Kitchen: 6.20 m², equipped

Gite n°2 : Oil heating

Kitchen/living room: 24.63 m².

Bathroom: 4.30 m², bath, basin, WC

Bedroom 1: 44.60 m²: 44.60 m².

Gite n°3 :

Kitchen/living room: 31.00 m², exposed beams

Bedroom 1: 12.11 m²

Shower room: 5.15 m², shower, washbasin, WC

Gite n°4 : Oil heating

Kitchen/living room: 17.52 m², wooden floor

Bedroom 1: 13.38 m<sup>2</sup>

Shower room 3.53 m<sup>2</sup>, shower, washbasin, WC

Gite n°5 : Oil heating

Kitchen/living room: 19.17 m<sup>2</sup>.

Bedroom: 9.60 m<sup>2</sup>

Shower room: 3.42 m<sup>2</sup>, shower, double basin, WC

Boiler room: 8.90 m<sup>2</sup> oil boiler, 2 hot water tanks

Gite n°6 : Private terrace

Kitchen/living room: 25.20 m<sup>2</sup>, equipped and fitted kitchen, PVC joinery, double glazing

Bedroom 1: 11.46 m<sup>2</sup>

Shower room: 3.65 m<sup>2</sup>, shower, washbasin

Bedroom 2: 5.50 m<sup>2</sup>

Gite n°7 :

Kitchen/living room: 22.24 m<sup>2</sup>.

Bedroom: 8.06 m<sup>2</sup>

Shower room: 3.55 m<sup>2</sup>, double basin, WC

Covered terrace: 50 m<sup>2</sup>

Gite n°8 :

Kitchen/living room: 22.95 m<sup>2</sup>.

Bedroom: 11.75 m<sup>2</sup>

Shower room: 3.55 m<sup>2</sup>, double basin, WC

Covered terrace: 50 m<sup>2</sup>

Reception room: 77 m<sup>2</sup>, L-shaped, wooden, equipped with a kitchen, wood stove

Relaxation/care room: 18.85 m<sup>2</sup>, with air conditioning

Workshop: 11.46 m<sup>2</sup>

Pool house: 20 m<sup>2</sup>

The heating system of this property complex is mainly oil-fired for the house and for 7 cottages, the eighth is heated with wood. All the joinery of the house and outbuildings are made of double glazed PVC.

Outside: a well, a kiosk, a petanque ground as well as a 12 x 6 swimming pool heated by a heat pump with its technical room.

**Are you interested ?**



**Marie**

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