



Ref : 9640CCV

## Charming Quercy property with outbuildings

Area BELVEZE



Habitable : 210 m²



Usable : 539 m²



Land : 5 350 m²

377 000 €

**Farmhouse & Mas for sale Tarn et Garonne.** Charming Quercy farmhouse with several buildings consisting of three houses, two of which need to be renovated, an old bread oven, an outbuilding and a barn, situated in the Quercy Blanc region on the heights of the countryside at the edge of a hamlet, without any particular nuisance in the Tarn et Garonne not far from the Lot. Land of 5350 m². This property has a lot of potential with the possibility of a commercial activity by transforming the outbuildings into gîtes. The main house has been renovated over the years with taste. It is pleasant and bright. The heating system is oil fired with a recent boiler feeding steel radiators.

### IN SUMMARY

Rooms : 8  
Bedrooms : 5  
Bathrooms : 2

Swimming pool : no  
Garage place : 2  
Parking space : 4  
Outbuildings : yes



Fuel and Gas



Well



Adsl

**Advantages :** Countryside not isolated | Character house

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 45 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 45 mn



30 mn



45 mn



45 mn



75 mn

### ENERGY INFORMATION

Consommation conventionnelle 198,00 kWhep/m².an

Estimation des émissions 32,00 kg éqCO2/m².an



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

Entrance : 16,43 m<sup>2</sup>  
Veranda : 10,08 m<sup>2</sup>  
Fitted and equipped kitchen : 20,53 m<sup>2</sup>  
Laundry room : 2,36 m<sup>2</sup>  
Living room : 43,00 m<sup>2</sup> very bright  
Storage room : 5,28 m<sup>2</sup>  
Office : 6,02 m<sup>2</sup>  
WC : 1,08 m<sup>2</sup>

### First floor:

Landing / corridor: 12,77 m<sup>2</sup>  
Bedroom 1 : 10 m<sup>2</sup> with stone sink  
Shower room : 7,41 m<sup>2</sup> with shower, washbasins and toilets.  
Bedroom 2 : 12,83 m<sup>2</sup>  
Dressing room : 7,08 m<sup>2</sup>  
Shower room : 4,40 m<sup>2</sup> shower, basins, bidet and toilets  
Bedroom 3 : 9,06 m<sup>2</sup>  
Bedroom 4 : 11,42 m<sup>2</sup>  
Bedroom 5 : 9,28 m<sup>2</sup>

### House 2 :

This Quercy house needs to be renovated. It is built on beautiful cellars. Access is via a bolet with a stone staircase. There is a propane gas heating system with steel radiators, single glazed windows and original wooden floors.

Cellar 1: 32.44 m<sup>2</sup>  
Cellar 2: 19.89 m<sup>2</sup>  
Living room : 24,34 m<sup>2</sup>  
Kitchen : 24,28 m<sup>2</sup>  
Corridor: 4.42 m<sup>2</sup>  
Bedroom 1 : 15,04 m<sup>2</sup>  
Bedroom 2: 13.97 m<sup>2</sup>  
Shower room : 2,33 m<sup>2</sup>  
Attached stone garage: 71.68 m<sup>2</sup>.

### House 3 :

Small house built on cellar to be renovated.

Cellar : 39,00 m<sup>2</sup>  
Living room : 39,09 m<sup>2</sup>  
Room 2 : 6,16 m<sup>2</sup>

### Outbuilding 1 :

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This building has been converted into a workshop and an awning for wood:

Closed area: 60 m<sup>2</sup>

Awning : 37,70 m<sup>2</sup>

Outbuilding 2 :

Covered bread oven: 9.18 m<sup>2</sup>.

**EXTERIORS:**

Nice landscaped park with parking at the entrance. Possibility to build a swimming pool in the property. The whole on a plot of 5350 m<sup>2</sup> with open views.

**Are you interested ?**



**Marie**

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