MAISONS & CHATEAUX



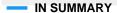
Ref: 9650NDC

Old farmhouse to renovate on large plot of land for sale, Lot

Area LARAMIERE

公 Usable: 120 000 € Habitable: 100 m² C Land : 2,6 Ha

Farmhouse & Mas for sale Lot. At the end of a quiet hamlet at the South of the Lor Region. Typical old farmhouse to renovate in a beautiful enclosure. Authentic house dated 1909 with 100m² of living space, possibility to convert the attic and the wine cellar on the ground floor. Original features such as stone fireplace, stone sink, wooden staircase, built-in cupboard with wooden door. Barn 180m² composed of 3 parts. Open agricultural shed. Former pigsty. Land 2.58Ha enclosed by dry stone walls. Well Unobstructed view over the surrounding countryside.



Rooms: 4 Bedrooms: 2 Bathrooms: 1 Swimming pool: no Garage place : nc Parking space : nc Outbuildings: yes

M Without

≈ Well Tank

Advantages: A beautiful and authentic old farmhouse. | Quiet and sunny

SERVICES

H Health: 20 mn 1st Shops: 10 mn All shops: 10 mn

Kindergarten: 10 mn Elementary: 10 mn Middle School: 20 mn High school: 20 mn

60 mn √ 40 mn 60 mn 90 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhep/m².an Pas de données

A B C

Estimation des émissions 0,00 kg éqCO2/m².an Pas de données







DESCRIPTION

House, wooden floors.

Level R+1

stone terrace

Living room: 26m², open stone fireplace, built-in cupboard, wooden staircase.

Old souillarde: 5m², sink, shelves and stone floor, pump to draw water from the cistern.

Living room: 26.50m², built-in cupboard with original doors.

Full bathroom: 5m².

Floor

Landing.

Bedroom 1: 20.50m², access to the attic via an enclosed staircase.

Bedroom 2: 27m², grey marble fireplace.

Attic: 55m2.

Ground floor $52M^2$, former wine storehouse of $52m^2$ on the ground, access from the

garden.

Rainwater and sewage tank.

Outbuildings

Barn 182m² on the ground, composed of a beautiful open part, a cow shed, a sheepfold. Possibility to fit out 2nd level

Open agricultural shed: 95m² on the ground.

Very nice pigsty.

All the buildings form a beautiful courtyard closed by stone walls.

Old orchard garden in another enclosure.











