



Ref : 9687MDB

Lot en Bouriane, contemporary house and remains of a 16th century priory

Area Saint-Caprais



Habitable : 289 m²



Usable : 227 m²



Land : 10 Ha

448 000 €

Luxurious residence for sale Lot. In the heart of the Bouriane, on a single plot of 10 ha of woodland and meadows, with panoramic views, architect's house built on the basis of a 16th century priory with swimming pool and numerous character stone outbuildings. Absolute quietness.

IN SUMMARY

Rooms : 7
Bedrooms : 6
Bathrooms : 5

Swimming pool : yes
Garage place : 2
Parking space : 5
Outbuildings : yes



Wood and Electric



Adsl

Advantages : Absolute quietness | Large land

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 40 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 40 mn



40 mn



1H mn



2H mn



2H mn

ENERGY INFORMATION

Consommation conventionnelle 239,00 kWh/m².an

Estimation des émissions 11,00 kg éqCO₂/m².an



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— DESCRIPTION

Main house on one level with cellar and laundry room
The whole house is paved with German stone

Ground floor:

Entrance 14,91m² with toilet and washbasin

Living room of 84,30m² including the living room, dining room, office and kitchen and fitted with an integrated Godin Poly flammes wood burner, a marble coffee table and 4 French windows opening onto a tiled terrace and swimming pool.
Fully fitted and equipped kitchen and large pantry.

Bedroom 1, 18,37m² with tiled bathroom and mosaic wall.

Bedroom 2, 18,61m² with storage and shower room

Bedroom 3, 31.78m² with dressing room, fireplace, French doors to terrace, tiled bathroom with mosaic wall and separate WC

Bedroom 4, large suite of 45.50m² with boudoir, double washbasin bathroom and separate WC in a round tower with 7 windows offering panoramic views. The spiral staircase leads to a room of 20m².

Basement: concrete floor and laundry connection

Wine cellar 6m² with armoured doors

Cellar 1, 24,81m², with a door

Cellar 2, 27m².

On the ground floor in the tower, Corrèze stone on the floor

Bedroom 5, 19,62m² with washbasin and French window, access from the garden.

Outbuildings:

The bakehouse 31m², converted into a bedroom with kitchenette, shower room and WC

Remains of a 16th century priory with double attached garage of 45m².

Old dovecote 12m², round from the 16th century in stone with a roof partly in lauze

An independent barn on 2 levels, 55,40m² on the ground including a 35,56m² warehouse and a 19,86m² garage. Above, 63.11m² divided into three rooms of 16, 25.89 and 21.19m².

Heated 9x5 mosaic pool with chlorine, fenced and paved.

Woodstove/barbecue and shower room with WC.

Comfort of the house:

2 water heaters

2 septic tanks

fireplace with wood stove

Electric radiant heating

Air conditioning

Covered and closed stone well, rainwater recovery, water reserve of 1884 fed by the roof.

North terrace 34,68m² with awning

South terrace 79,12m².

All buildings are equipped with water and electricity.

No noise, no neighbours, no nuisance.

Fibre optics since April 2021

Orchard with 3 cherry trees, 2 apple trees, 1 plum tree and 1 pear tree.

Are you interested ?



Marie

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