



Ref : 9693MDB

## Lot, in Bouriane, stone country house from 1667 with its outbuildings

Area



Habitable : 114 m<sup>2</sup>



Usable : 465 m<sup>2</sup>



Land : 1,8 Ha

270 000 €

**Farmhouse & Mas for sale Lot.** Very nice stone property dating from 1667 on the heights of the Bouriane, consisting of a house that can be lived in straight away, with 3 bedrooms, a sheepfold and a barn to be restored. The whole, isolated, on a plot of land of 1.7 ha partly fenced.

### IN SUMMARY

Rooms : 5  
Bedrooms : 3  
Bathrooms : 2

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



Wood and Fuel



Adsl

**Advantages :** Property to restore | Large outbuildings

### SERVICES



1st Shops : 16 mn



All shops : 25 mn



Health : 25 mn



Elementary : 16 mn

Middle School : 25 mn

High school : 25 mn



25 mn



50 mn



90 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 350,00 kWh/m<sup>2</sup>.an

Estimation des émissions 15,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## DESCRIPTION

The house:

Veranda 19,45m<sup>2</sup>.

Kitchen 23,40m<sup>2</sup> equipped and fitted

Bedroom 1, 21m<sup>2</sup>.

Bedroom 2, 7,30m<sup>2</sup>

Bedroom 3, 13,17m<sup>2</sup>

Shower room 7,77m<sup>2</sup> and separate WC

Attic 80m<sup>2</sup>.

Garden level:

Office 7,41m<sup>2</sup>, with a separate toilet

Shower room with WC 6,72m<sup>2</sup>.

Cellar 67,50m<sup>2</sup> with ceiling insulation

Comfort of the house:

Wood and oil boiler

Double glazing and electric shutters

Rainwater recovery tank

Septic tank

Electricity throughout

ADSL

Barn 127m<sup>2</sup> on the ground and 140m<sup>2</sup> above with wooden floor.

Former sheepfold in three parts and with 3 openings

Room 1, 19,50m<sup>2</sup> with inglenook fireplace, oil tank and Viessmann boiler

Room 2, 14,90m<sup>2</sup>.

Room 3, 17m<sup>2</sup> with old bread oven

Height under slope 3,87m

The whole isolated on a 1.7 ha plot of land partly fenced.

Are you interested ?



Marie

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