



Ref : 9710LRC

Beautiful house with barn, quiet area, pool and well, in the countryside

Area



Habitable : 312 m²



Usable : 825 m²



Land : 2,7 Ha

605 000 €

Luxurious residence for sale Lot. Beautiful 19th century house located in the countryside in a green setting, on an enclosed park with many fruit trees of 2.7 hectares. This property is composed of a house of 311 m², a barn of 240 m², a swimming pool and a well. Possible activity of reception in lodging with its independent entry and its 3 rooms. Dominant views over the countryside.

IN SUMMARY

Rooms : 10
Bedrooms : 5
Bathrooms : 4

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



Wood and Fuel



Adsl

Advantages : Dominant views | In the countryside

SERVICES



1st Shops : 7 mn



All shops : 35 mn



Health : 35 mn



Elementary : 10 mn

Middle School : 35 mn

High school : 35 mn



35 mn



40 mn



90 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 113,00 kWh/m².an

Estimation des émissions 13,00 kg éqCO2/m².an



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— DESCRIPTION

1st floor :

Accessible by a stone staircase:

Dining room : 28,08 m².

Parquet floor, door window with access to veranda.

Kitchen : 14,60 m²,

Fitted and equipped. French window with veranda access.

Living room 1 : 34,16 m

Parquet floor, fireplace.

Living room 2 : 36,36 m

Bathroom : 10, 29 m² with

with independent toilet.

2nd floor:

Accessible by the dining room and the second living room :

Room in mezzanine (office): 21,82 m².

Circulation : 7,66 m²

Bedroom 1 : 14,65 m²

Bedroom 2 : 10,88 m²

Shower room with toilet : 6,80 m²

Dressing room : 7,07 m

Landing : 7,52 m

Convertible attic: 105 m²

Independent space / guest rooms / gîte :

Accessible either by the veranda, or by an independent external access (stone staircase) :

Bedroom 3 en suite: 33,56 m²

Shower room : 4,98 m²

Bedroom 4 : 14,71 m²

Bedroom 5 : 14,21 m²

Kitchen : 28,97 m²

Bathroom : 15,59 m²

Outside :

Cellar 1 : 29,82 m²

With oil tank

Cellar 2 : 23,84 m²

Cellar 3 : 92.76 m²

Cellar 4 : 17,20 m².

Vaulted.

Barn : 244 m²

Swimming pool : 12 x 5 m

Salt treatment.

Technique :

Individual sanitation, septic tank.

Heating : fuel and wood

Carpentry : wood double glazing on the house, single glazing on the independent part.

Green setting, quiet, with a dominant view over the surrounding countryside. Property on 2,7 hectares with the possibility of acquiring 8 additional hectares not adjoining.

Are you interested ?



Marie

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