MAISONS & CHATEAUX



Ref: 9716NDC

Old typical farmhouse to renovate, barn, near a village, Lot

◆ Area LIMOGNE-EN-QUERCY

价 Usable: 199 000 € Habitable: 80 m² Land : 6 112 m²

Farmhouse & Mas for sale Lot. At the end of a village with shops. Old farmhouse with its outbuildings. Stone house of 80m² to renovate, possibility to extend the living area. Barn, wine storehouse, agricultural shed, rainwater tank. Barn with bread oven. Land of 6112m², part of which can be built on. Possibility to buy a neighboring plot of land of about 3000m².

IN SUMMARY

Rooms: 4 Bedrooms: 3 Bathrooms: 2 Swimming pool: no Garage place : 5 Parking space: 5 Outbuildings: yes

M Fuel

≈ Well

Tank

Adsl

Advantages: Unobstructed view | Shops within walking distance

SERVICES

1st Shops: 3 mn All shops: 15 mn Health: 15 mn

Kindergarten: 3 mn Elementary: 3 mn Middle School: 15 mn High school: 15 mn

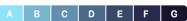
50 mn 45 mn √m 30 mn 90 mn

ENERGY INFORMATION

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

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







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DESCRIPTION

House of about 80m², with wooden floors.

Raised living level with staircase and covered terrace, "bolet", old stone floor tiles.

Living room/kitchen 27m².

Bedroom 1 approx. 15m² with corner fireplace and exit to a small private terrace.

Former large bedroom of 30m² divided into bedroom 2, anteroom with its window,

shower room and toilet.

Bedroom 3: 10m², in the pigeon tower, corner fireplace.

Ground floor:

Room 1: 10m², at the foot of the pigeon tower.

Room 2: 42m², under the living room/kitchen and bedroom 1, Viessmann boiler, oil tank.

Room 3: 30m², under the former large bedroom.

Attached stone carport 19m2.

Stone outbuildings

Barn/stable: 34m² on the ground, 2nd level suitable for conversion.

Former sheepfold: 26m².

Open shed: 18m2.

Shed: 15m² on the ground, sloping roof.

Stone former bakery vith voulted bread oven 15m² approx.

Agricultural shed built in breeze block and leaning against the barn: 115m².

The buildings form a courtyard enclosed by low stone walls.

The property is located in a hamlet

Unobstructed views over the countryside.

Village with all shops within walking distance.

