



Ref : 9739LRC

Beautiful property with guest house, cottage and outbuildings, close shops

Area LUZECH



Habitable : 336 m²



Usable : 600 m²



Land : 5 723 m²

628 000 €

Farmhouse & Mas for sale Lot. Beautiful authentic stone property, in the countryside on the outskirts of a lively village with all amenities within 2 minutes. Character property located in a quiet environment, consisting of a perfectly restored main house of 279 m² with 8 bedrooms, 3 of which are en suite, arched cellars, a magnificent stone dovecote renovated as a guest house or cottage, various outbuildings, barn of about 170 m², open stone shed, on a flat and wooded land of more than 5700 m² with orchard, well and vegetable garden. Possibility of operating in a cottage and guest rooms, in a tourist area.

IN SUMMARY

Rooms : 10
Bedrooms : 8
Bathrooms : 5

Swimming pool : yes
Garage place : 1
Parking space : nc
Outbuildings : yes



Heat pump



Well



Adsl

Advantages : Close contact and services | Outbuildings

SERVICES



1st Shops : 2 mn



All shops : 2 mn



Elementary : 2 mn

ENERGY INFORMATION

Consommation conventionnelle 295,00 kWh/m².an

Estimation des émissions 9,00 kg éqCO₂/m².an



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DESCRIPTION

1st floor of the dwelling house, accessible by an outside staircase, tiled floor:

A corridor serving:

Large double living room facing North and West: 35 m².

Large equipped and furnished kitchen: 18 m².

Bedroom 1, or small living room, with fireplace: 16 m²

The kitchen and the small living room giving onto a south-facing terrace of about 20 m²;

Bedroom 2, parquet floor: 18.50 m².

Bedroom 3, double facing South and East: 12,60 m²

Bedroom 4, en suite with shower and toilet: 18.50 m²

Independent bathroom with toilet and Italian shower: 3.20 m².

Upstairs, wooden floor:

A landing with lounge area: 28 m².

Bedroom 5, double facing South and East: 13 m²

Room 6: 15.70 m².

Bedroom 7, en suite with shower and toilet: 18 m²

Bedroom 8, large suite with Italian shower, whirlpool bath, toilet and dressing room: 56 m²

On the ground floor 3 arched cellars, garage, bread oven, summer kitchen, workshop and shed.

The pigeon loft renovated into a guest house or gîte:

On the ground floor accessible from a large wooden terrace, arched kitchen with toilet: 16.50 m².

On the first floor, accessible by an outside stone staircase, living room: 18.80 m² pellet stove

On the second floor, parquet floor, en suite bedroom: 20 m².
(bathroom with Italian shower and toilet)

Dependencies :

A stone barn of about 170 m², possibility of two levels.

An open stone shed, about 80 m².

Two wells, vegetable garden with garden shed 20 m².

Main house: underfloor heating, heat pump, reversible air conditioning on the first floor.

Aluminium double glazing. mains drainage.

Dovecote: heating pellet stove.

Property perfectly restored, no work to be done, ready for immediate use.

Are you interested ?



Marie

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