



Ref : 9759CCV

Stone hamlet without nuisances with gites and swimming pool

Area secteur Saint Antoine de Ficalba



Habitable : 702 m²



Usable : 0 m²



Land : 4,2 Ha

948 000 €

Property & Domain for sale Lot et Garonne. In the South West of France, in Lot et Garonne, in a peaceful nature, without nuisance, magnificent hamlet of several stone houses. Tastefully renovated, the ensemble consists of a main house of 350 m² built in an old barn with 7 bedrooms and 3 other houses currently used as gites not overlooking each other. The property sits on 4 hectares of meadows and woods, it offers 2 springs and truffle oak trees. Potential for animals. A large swimming pool of 100m3 12 m X 7 m with its wooden terrace. Possibility to fit out an old sheepfold. The whole property is in perfect condition, double glazing, and sanitation up to standards. The gites are sold furnished for an immediate exploitation.

IN SUMMARY

Rooms : 20
Bedrooms : 14
Bathrooms : 8

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



Fuel and Electricity



Source
Well



Adsl

Advantages : peaceful | gites

SERVICES



1st Shops : 10 mn



All shops : 15 mn



Health : 20 mn



35 mn



30 mn



80 mn

ENERGY INFORMATION

Consommation conventionnelle 89,00 kWh/m².an

Estimation des émissions 19,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

Main house

Includes a large living room of more than 70 m² with a fireplace, a mezzanine lounge, 7 bedrooms including a master suite, all renovated

Gite 110m² with a kitchen, a living room

including a kitchen, a living room, wc on the first floor. Upstairs, 3 bedrooms, a bathroom, wc

Gite 90m² with

including a kitchen, a living room and toilet on the first floor. 2 bedrooms and a shower room with toilet on the first floor. Private terrace.

Gite 140m² with a kitchen, a living room

including a kitchen, a living room, 3 bedrooms, 2 shower rooms and 2 toilets. 2 terraces

This character hamlet made of stone, offers lots of charm and great serenity, in the heart of the Lot et Garonne,

Are you interested ?



Marie

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