



Ref : 9772MDB

Lot, in Bouriane, house of character from 1853 and its 4 gîtes on 8 hectare

📍 Area **Gourdon**



Habitable : 393 m²



Usable : 457 m²



Land : 8,1 Ha

695 000 €

Maison de maître for sale Lot. Situated on the heights between Cahors and Gourdon, a character property built in 1853 in a quiet environment and offering the possibility of a profitable business with its 4 gîtes on 8 hectares of meadows and woods.

IN SUMMARY

Rooms : 17
Bedrooms : 10
Bathrooms : 7

Swimming pool : yes
Garage place : 2
Parking space : nc
Outbuildings : yes



Wood and Fuel



Fiber

Advantages : For commercial activity | On the heights, quiet area

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 15 mn



15 mn



50 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 178,00 kWh/m².an

Estimation des émissions 29,00 kg éqCO2/m².an



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— DESCRIPTION

Main house.

South-facing stone door and staircase

First floor :

Living room 27 m² with wood burner in inglenook fireplace

Kitchen/dining room 25 m² equipped and furnished

Bedroom 1 - 14 m² with

Shower room and private WC 5 m².

Landing/study 20 m² with French doors to terrace 18 m²

Separate utility room and WC

Garden level :

Hallway 8 m²

Bedroom 2 - 14.50 m² with

Shower room and private WC 5.50 m².

Bedroom 3 - 22.50 m² with

Bathroom 14.30 m² with separate WC

Laundry/storage room 6.50 m²

Boiler room 5,30 m² with private toilet

Barn converted into 4 gites and their private terrace:

Gite 1: 22 m² with

Living room with equipped and furnished kitchenette

Bedroom 4

Shower room & WC

Gite 2: 51 m²

Living/dining room with wood burner and fitted kitchen area

Bedroom 5

Bedroom 6

Shower room & WC

Gite 3: 58 m²

Garden level:

Living/dining room and fitted kitchen area

Shower room & WC

First floor :

Bedroom 7

Bedroom 8

Gite 4 : 72,55 m²

Entrance

Living room

Fitted and equipped kitchen

Shower room & WC

Bedroom 9

Bedroom 10

Stone barn and old bread oven, 28 m².

Wooden barn/stable with 2 boxes, shower and WC

Summer kitchen/laundry room/covered play area, 25 m².

Swimming pool 10 x 5

Land 81075 m²

Are you interested ?



Marie

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