



Ref : 9800LRC

**In a hamlet, ideal group gîte, 9 bedrooms, swimming pool, petanque ground**

Area FLORESSAS



Habitable : 410 m<sup>2</sup>



Usable : 570 m<sup>2</sup>



Land : 1,3 Ha

650 000 €

**Property & Domain for sale Lot.** In a hamlet, property consisting of a stone house of 115 m<sup>2</sup>, a converted stone barn of 225 m<sup>2</sup>, a shed partly converted into a house. This property offers great potential for a group gîte activity with its 9 bedrooms. The main house and the converted barn are connected by a glass corridor. Outside, a pleasant heated swimming pool, a relaxation area with sauna and jacuzzi, a petanque court and a well complete this property. The hangar has a total surface area of 145 m<sup>2</sup> and offers a converted area of 70 m<sup>2</sup> with access and a private garden. This property is located 10 minutes from the first shops and services.

#### IN SUMMARY

Rooms : 17  
Bedrooms : 11  
Bathrooms : 5

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



Wood Chips



Well



Adsl

**Advantages :** Heated swimming pool | In a hamlet

#### SERVICES



1st Shops : 10 mn



All shops : 20 mn



Health : 20 mn



Kindergarten : 10 mn

Elementary : 5 mn

Middle School : 10 mn

High school : 20 mn



20 mn



50 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 179,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 5,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Chateaux**

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## — DESCRIPTION

The converted barn of 225 m<sup>2</sup> on 2 levels:

Garden level :

Kitchen and dining area: 49 m<sup>2</sup>.

Fitted and equipped. Large bay window opening onto the covered terrace

Living room: 55 m<sup>2</sup>.

Exposed beams and stones.

Entrance hall: 20 m<sup>2</sup>

Bedroom 1 : 17,50 m<sup>2</sup>

With access to a bathroom.

Bathroom : 4 m<sup>2</sup>

Towel dryer and washbasin unit.

Hanging toilet: 1 m<sup>2</sup>.

On the first floor, a circulation of 12 m<sup>2</sup> serves :

Bedroom 2: 11 m<sup>2</sup>.

Bedroom 3 : 9.50 m<sup>2</sup>

Bedroom 4 : 16 m<sup>2</sup>

Bedroom 5 : 21,50 m<sup>2</sup>

Shower room: 5.50 m<sup>2</sup>

With double washbasin

Wc : 1,20 m<sup>2</sup>

Outside, a covered terrace offers a surface of 65 m<sup>2</sup> giving access to the living room and the kitchen.

The house is built on 2 levels over cellars, accessible via the outside boletus or from the first floor of the converted barn via a glazed corridor:

On the first floor, a circulation of 13 m<sup>2</sup> serving :

Bedroom 6: 11.20 m<sup>2</sup>

Bedroom 7: 38 m<sup>2</sup>

With old stone sink and office space

Bathroom with shower: 7.50 m<sup>2</sup>.

Shower room with toilet: 5.50 m².

Linen room: 6.50 m².

Second floor:

Bedroom 8: 12.20 m²

Bedroom 9: 11 m²

Cellars:

2 spaces, 38 m² which can be converted into a wine cellar and 35 m² including the boiler room, with 4 ton pellet silo, pellet boilers and hot water tank.

Two solar panels are installed on the roof of the house. They take over from the pellet installation, in particular to heat the domestic hot water.

The shed :

With a storage space on the ground of about 60 m², a mezzanine space of 100 m² and a space converted into an independent flat of 70 m², comprising:

Entrance hall leading to :

Bedroom 10: 14 m²

Bedroom 11: 13 m²

Bathroom with shower: 6.50 m².

Living room with kitchenette: 26.50 m².

Wc : 1,40 m²

Outside:

A relaxation area with :

Swimming pool of 8 x 4 m heated by heat pump, with salt treatment,

A room of 30 m² with jacuzzi and sauna,

A room of 35 m² to be fitted out as a summer kitchen for example,

A ground of game of bowls,

A well.

Technical equipment :

Heating system: automatic pellet boiler. Installation carried out in 2020.

Double glazing in aluminium and double glazing in wood, with roller shutters and wooden shutters.

Individual sewage system.

This property offers great potential for a group gîte activity with a capacity of 28 people.  
The converted flat is isolated from the rest of the property thanks to its independent access and private grounds.

Are you interested ?



Marie

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