



Tel : 0514CHG

In the country, house and outbuildings

Area **Secteur Limogne**



Habitable : **184 m²**



Usable : **298 m²**



Land : **5 150 m²**

251 000 €

House of character for sale Lot. In a hamlet, charming stone house enlarged several years ago by an architect, offering 184 m² of living space, with living room, former library now used as bedroom en suite, kitchen, opening onto terrace, upstairs a large master suite with its bathroom, 3 bedrooms, shower room, bathroom, landing converted into a library, on the garden level a room used as office or 6th bedroom with its shower room. Two outbuildings used as garage which can be converted. The land of 5150 m² is partly enclosed by stone walls with gate and pedestrian door and a small pavilion, below a meadow surrounded by woods.

IN SUMMARY

Rooms : 7
Bedrooms : 6
Bathrooms : 4

Swimming pool : no
Garage place : 4
Parking space : 10
Outbuildings : yes

Fuel
 Adsl
Fiber

Advantages : 6 bedrooms including 2 en suite | Nice flat land

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 35 mn



Kindergarten : 5 mn

Elementary : 10 mn

Middle School : 15 mn

High school : 35 mn



15 mn



20 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 286,00 kWhép/m².an

Estimation des émissions 82,00 kg éqCO2/m².an



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— DESCRIPTION

Living room 35.90 m

Terra cotta tiled floor, fireplace open hearth,

Wooden French window, 4 wooden windows simple glazing,

Kitchen 16.45 m², 2 windows

2 windows, terra cotta tiled floor,

Bedroom 1 former library, 15.69 m

1 double glazed wooden window, linoleum floor on old floor tiles

Bathroom 7.10 m

WC, washbasin unit, Italian shower, a double glazed wooden window, electric towel dryer, linoleum floor on tommettes

Workshop Laundry room 31.00 m

On the first floor

Bedroom 2 en suite 30.72 m

Parquet floor, 2 single glazed windows, wooden shutter, mosquito net, cupboard

Bathroom, 06.72 m

a window, a day in paving stone, bath, washbasin, bidet, WC

Bedroom 3, 11.73 m², with

1 window, parquet floor

Corridor 04.70

Bedroom 4, 11.50 m

A window, parquet floor

Shower room, 03.15 m

Shower, washbasin, WC

Landing 07.08

Bredroom 5, 08.06 m

Bathroom 05.15 m

Bathtub, washbasin, WC

Bedroom 6, 16.22 m², with
1 single glazed wooden door, 2 single glazed wooden windows

Shower room, 03.98 m
WC, washbasin, shower basin, a window

Garage for 2 vehicles 38.00 m², 2 windows

Outbuilding 36.00 m
Entrance pavilion 09.30 m

Are you interested ?



Marie

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