MAISONS & CHATEAUX

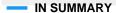


Area Secteur Limogne

Habitable: 184 m²

公 Usable: 298 m² C 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.



Rooms: 7 Bedrooms: 6 Bathrooms: 4 Swimming pool: no Garage place: 4 Parking space : 10 Outbuildings: yes



Adsl Fiber

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

SERVICES

1st Shops: 10 mn

All shops: 10 mn

Elementary: 10 mn

Health: 35 mn

Kindergarten: 5 mn

Middle School: 15 mn

High school: 35 mn

15 mn

A B C

√m 20 mn

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ENERGY INFORMATION

Consommation conventionnelle 286,00 kWhep/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

