



Ref : 9827LRC

### Lot, Bouriane, in a pretty hamlet, beautiful real estate for gîte activity

Area Lherm



Habitable : 286 m²



Usable : 458 m²



Land : 9 070 m²

499 500 €

**House of character for sale Lot.** Situated in Bouriane, in a pretty hamlet, quiet, 20mn from Prayssac, Beautiful property comprising a house of 89 m² including a living room of 45 m² equipped with an open kitchen. Two outbuildings including one of 168 m² converted into 2 gîtes that can accommodate 6 and 8 peoples. A second outbuilding of 172 m² to be restored on 3 levels. Swimming pool of 6X15 in the chore, redone in 2009, the whole on a ground of 9070 m² with fruit trees.

#### IN SUMMARY

Rooms : 12  
Bedrooms : 8  
Bathrooms : 5

Swimming pool : yes  
Garage place : nc  
Parking space : 4  
Outbuildings : yes



Gas and wood



Adsl

**Advantages :** Large for commercial activity | Possibility to restore

#### SERVICES



1st Shops : 15 mn



All shops : 30 mn



Health : 30 mn



Elementary : 20 mn

Middle School : 20 mn

High school : 30 mn



30 mn



30 mn



30 mn



70 mn

#### ENERGY INFORMATION

Consommation conventionnelle 260,02 kWh/m².an

Estimation des émissions 19,57 kg éqCO2/m².an



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## DESCRIPTION

A dwelling house of 89.69 m<sup>2</sup> on two floors with,  
on the ground floor :

1 living room with fitted and equipped kitchen of 45 m<sup>2</sup>.

1st floor :

1 living room 22, 57 m<sup>2</sup>.

1 bedroom 16,30 m<sup>2</sup>.

1 shower room with WC 3,43 m<sup>2</sup>.

1 attic above 31.76 m<sup>2</sup>.

Dependency 1 :

Gite 1

On the ground floor, 1 living room with equipped and fitted kitchen 42 m<sup>2</sup>.

1 shower room with WC 4,57 m<sup>2</sup>.

1st floor : 3 bedrooms :

Bedroom 1 : 8,52 m<sup>2</sup> floor area, under attic

Bedroom 2 : 8,29 m<sup>2</sup> floor area, under attic

Bedroom 3 : 7,34 m<sup>2</sup> floor area, under attic

1 bathroom with WC 4,48 m<sup>2</sup>.

Gite 2

On the ground floor, entrance 3,70 m<sup>2</sup>

Shower room with WC 1,88 m<sup>2</sup>.

1 living room, equipped and arranged kitchen 42 m<sup>2</sup>.

1st floor: 4 bedrooms

Bedroom 1 : 10,51 m<sup>2</sup>

Bedroom 2 : 6,37m<sup>2</sup>.

Bedroom 3 : 8.86 m<sup>2</sup>

Bedroom 4 : 11.12 m<sup>2</sup>.

1 bathroom 6.75 m<sup>2</sup>.

Outbuilding N° 2 of 172.38 m<sup>2</sup> useful area

On the ground floor: 3 rooms of 28.18 m<sup>2</sup>, 18.92 m<sup>2</sup> and 17.33 m<sup>2</sup> used as a workshop.

1st floor: 4 rooms of 28.97 m<sup>2</sup>, 19.51 m<sup>2</sup>, 26.63 m<sup>2</sup> and 32.84 m<sup>2</sup>.

Pool 6 X 15 with chlorine

Land 9070 m<sup>2</sup> with trees

Are you interested ?



Marie

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