



Ref : 9873LRC

### Stone house and outbuildings, Lot valley

Area **PORTE DE QUERCY**



Habitable : 163 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 9 541 m<sup>2</sup>

268 000 €

**Farmhouse & Mas for sale Lot.** 163 m<sup>2</sup> stone property: living room, kitchen, 3 bedrooms, study, shower room, WC, boiler room. Stone barn (70 m<sup>2</sup>) and garage on 9541 m<sup>2</sup> of land. Located 8 km from a village with all amenities.

#### IN SUMMARY

Rooms : 6  
Bedrooms : 3  
Bathrooms : 1

Swimming pool : no  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Fuel

**Advantages :** Stone house | Nice garden

#### SERVICES

#### ENERGY INFORMATION

Consommation conventionnelle 229,00 kWh/m<sup>2</sup>.an



Estimation des émissions 71,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

Garden level :

A 11.41 m<sup>2</sup> study, tiled floor, exposed beams.

A 10.39 m<sup>2</sup> corridor, tiled floor.

A 1.24 m<sup>2</sup> WC.

A 5.45 m<sup>2</sup> shower room, shower cubicle, washbasin on cupboard, tiled floor.

2 bedrooms of 18.28 m<sup>2</sup> and 20.71 m<sup>2</sup>.

A boiler room with sink.

1st floor:

Access by outside staircase to terrace or by inside wooden staircase

A 19.51 m<sup>2</sup> kitchen, double sink, wall and floor units, tiled floor.

A 50.32 m<sup>2</sup> sitting room, fireplace, vegetable garden, exposed stones, wooden floor.

A 25.16 m<sup>2</sup> bedroom, wooden floor.

Outbuildings :

A stone barn, 70 m<sup>2</sup> floor surface.

A stone garage for one vehicle.

A wine cellar.

Oil-fired central heating + hot water production - fireplace - septic tank.

Are you interested ?



Marie

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