



Ref : 9885CHG

Bouriane, In a hamlet, beautiful character house with pool for sale

Area **Secteur GOURDON**



Habitable : 204 m²



Usable : 256 m²



Land : 6 538 m²

450 000 €

House of character for sale Lot. Situated in a quiet hamlet in the Bouriane region, at the gateway to Périgord Noir, in a dominant position with lovely views over the countryside, this beautiful stone house has been converted from an old barn with a dovecote. Built on 2 levels over cellars, the property offers 203 m² of living space. Large 84 m² cathedral living room with monumental stone fireplace, fitted and equipped kitchen, 5 bedrooms, 3 shower rooms, and a 42 m² space to be finished on the garden level for a potential independent dwelling. A small detached barn in very good condition, with new roof and framework, used as a garage and workshop.

IN SUMMARY

Rooms : 7
Bedrooms : 5
Bathrooms : 3

Swimming pool : yes
Garage place : 1
Parking space : 4
Outbuildings : yes

Electricity
Adsl
Fiber

Advantages : 5 bedrooms, possibility of additional accommodation | beautiful countryside views

SERVICES



1st Shops : 5 mn



All shops : 17 mn



Health : 17 mn



Kindergarten : 6 mn

Elementary : 6 mn

Middle School : 17 mn

High school : 17 mn



17 mn



15 mn



40 mn

ENERGY INFORMATION

Consommation conventionnelle 320,00 kWhép/m².an

Estimation des émissions 10,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

— DESCRIPTION

Set in 6538 m² of wooded grounds with lovely views over the surrounding countryside, the 10 x 4.5 m swimming pool is heated by a heat pump and enclosed by an electric curtain.

Main house 203 m² living space, 256 m² usable space

Garden level

19.75 m² kitchen area

3-panel glazed wooden door, 2 of which are fixed,

Terracotta tile floor, fitted kitchen area, staircase leading to dovecote

Kitchen 12.22 m²

Fully fitted and equipped, flagstone floor, exposed stone walls, wooden French window to north-east terrace, fenestron.

Cathedral living room 84.60 m²

Spacious, handsome living-dining room with cathedral ceiling and exposed beams.

Monumental stone fireplace with JOTUL wood-burning stove, terracotta tiled floor.

This large room is lit to the southeast by a glazed wooden door opening onto a terrace, a fixed arched basket-handle bay, 2 windows, to the northwest, a mullioned window, a low window, 3 windows,

Height 5.33 m under ridge

Circulation night space 05.43 m²

distributes 2 bedrooms, a shower room and a bathroom

Bedroom 1: 15.58 m²

carpeted floor, wooden window

Bedroom 2: 11.60 m²

Carpeted floor, a wooden window, a wooden fenestron

Shower room 03.66 m²&

recently redone, Italian shower, toilet, pedestal washbasin, towel rail, a window, tiled floors and walls

Bathroom 05.43 m²

Recently refurbished, bath, vanity unit, wc, electric towel rail, tiled floor

Above, bedroom 3, master suite 14.75 m².

Attic, exposed beams, two wooden windows, (20 m² floor space)

WC 01.32 m²

with wooden window, parquet floor, Louis XV fireplace, cupboards

Shower room 02.55 m²

Tiled floor, wooden window, shower, washbasin, VMC,

Entrance 01.87 m²

Parquet floor, wooden window

In the dovecote,

accessible via a stone staircase from the large living room

R + 1

Bedroom 4: 12.66 m² with

1 fenestron, a window, stairs to bedroom 5 above

R +2

Bedroom 5: 12.20 m²

two windows on two sides,

R-1

Garden level,

Room to be finished, 42.20 sq.m.

Concrete floor, 2-leaf wooden glass door to garden

2 cellars, 03.16 and 07.23 m² each

Outbuilding

A barn on 2 levels

new roof and frame.

R+1

Room on concrete wall 23.00 m²

R - 1

Garage 23.00 m²

Wooded garden with beautiful views over the surrounding countryside 6538 m².

2 entrances gates

Swimming pool 10 X 4.5 m, 2009, heated by heat pump and covered by electric curtain,
2018, liner waterproofing, salt treatment.

Are you interested ?



Marie

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