



Ref : 0000LRC

Village house with panoramic views, 5 bedrooms, large garden and barn

Area MAUROUX



Habitable : 294 m<sup>2</sup>



Usable : 494 m<sup>2</sup>



Land : 3 749 m<sup>2</sup>

250 000 €

**House of character for sale Lot. EXCLUSIVITY.** Large stone house in village, 294 m<sup>2</sup> with part to finish restoring and outbuildings. Local shops and restaurant in the village, all amenities 15 minutes away.

### IN SUMMARY

Rooms : 7  
Bedrooms : 5  
Bathrooms : 4

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



Wood Chips



Well



Adsl

**Advantages :** Panoramic views | 5 Bedrooms

### SERVICES



1st Shops : 15 mn



All shops : 15 mn



Health : 40 mn



Kindergarten : 5 mn

Elementary : Nearby

Middle School : 15 mn

High school : 20 mn

### ENERGY INFORMATION

Consommation conventionnelle 189,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 5,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## — DESCRIPTION

Quiet, light, charm and panoramic views : The property is bright, quiet and charming, with a large 3749 m<sup>2</sup> garden with panoramic views and a large terrace to enjoy the fresh air.

5 spacious, light-filled bedrooms: 5 large bedrooms, including 4 en suite, with high ceilings.

Living areas: A large entrance hall leads to 2 lounges,  
The first is a large vaulted room with an open polyflame fireplace and underfloor heating.  
The renovated kitchen opens onto a terrace with panoramic views.  
The second large living room, with the charm of an old village shop, awaits completion of its restoration, to be used as a gîte, shop, workshop or main living room... as you wish!

Outbuildings and storage: A number of stone outbuildings await restoration to complete this promising property: a large 200 m<sup>2</sup> stone barn, a dovecote, three storerooms including outside WCs and a laundry room.

Comfort: The heating system is very recent: a central pellet boiler with a large silo and underfloor heating in one of the living rooms. Mains drainage. 2 wells.

This property is perfect for large-scale projects, or for a large family home with lots of storage. With over 500 m<sup>2</sup> of usable space, it offers huge potential for the creation of gîtes or charming shops.

It's the ideal place to realise your dreams of a peaceful retreat or a welcoming place for the whole family. What's more, situated in a village with a local shop and restaurant, it offers a quiet yet practical and friendly setting, where you can take advantage of services close at hand.

Are you interested ?



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