



Ref : 9901LRC

### Property in Bouriane, House, 3 gîtes, heated swimming pool, 7 Ha, peaceful

Area PUY L'EVEQUE

Habitable : 519 m<sup>2</sup>

Usable : 601 m<sup>2</sup>

Land : 7,1 Ha


895 000 €


**Luxurious residence for sale Lot.** In the heart of the Bouriane region, this stone property offers a unique opportunity to live in harmony with nature, while benefiting from all amenities nearby. Nestling in a peaceful, bucolic setting, this property comprises a main house, three charming gîtes, an outbuilding with a technical area, a heated swimming pool and a pond, all set in 7 hectares of land.

#### IN SUMMARY

Rooms : 20  
Bedrooms : 11  
Bathrooms : 7

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




 Wood Chips


 Source  
Stream  
Pond

 Fiber

**Advantages :** In the countryside | A bucolic setting

#### SERVICES

 1st Shops : 5 mn  All shops : 5 mn  Health : 35 mn

 Kindergarten : 5 mn  Elementary : 5 mn  Middle School : 5 mn  High school : 25 mn

#### ENERGY INFORMATION

Consommation conventionnelle 179,00 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

What makes this property truly special is its commitment to ecology and energy efficiency. Equipped with 28 solar panels and powered by a natural source, it offers a reduced ecological footprint while allowing you to make significant energy savings. What's more, a small stream runs through the property, adding a touch of charm and tranquillity.

The main house, with its generous 290 m<sup>2</sup> of floor space, offers a bright and spacious living area, with three comfortable bedrooms, one of which has an en suite shower room, a vast 64 m<sup>2</sup> lounge and a large 66 m<sup>2</sup> multi-purpose room, ideal for activities such as yoga, training courses, games or receptions.

The three gîtes also provide comfortable accommodation for guests. The first gîte (72 m<sup>2</sup>) has two bedrooms, one of which is on a mezzanine with en suite shower room. The second gîte, measuring 54 m<sup>2</sup>, also has two bedrooms, while the third gîte, measuring 104 m<sup>2</sup>, has four bedrooms and a fireplace in the living room for cosy evenings.

Enjoy the tranquillity of the countryside while remaining close to all amenities thanks to this exceptional property. With its picturesque setting, facilities and commitment to ecology, this property will appeal to lovers of nature and comfort.

The 290 m<sup>2</sup> main house comprises:

Garden level :

Living room: 64 m<sup>2</sup>

With Godin fireplace and underfloor heating

Kitchen: 17 m<sup>2</sup>

Back kitchen / utility room: 17 m<sup>2</sup>

Bathroom / shower : 7.50 m<sup>2</sup>

With wc

A circulation of 13 m<sup>2</sup> serving :

Toilet: 1.50 m<sup>2</sup>

Office: 18 m<sup>2</sup>

Training room: 66 m<sup>2</sup>

With wc and washbasin: 5 m<sup>2</sup>

Technical room : 5.50 m<sup>2</sup>

First floor, divided into 2 parts separated by attic space

First part, accessible via a staircase in the corridor leading to the training room :

En-suite bedroom: 25.50 m<sup>2</sup>

With shower room: 12.50 m<sup>2</sup>

Second part, accessible via a staircase in the scullery/laundry room :

Landing of 4 m<sup>2</sup> leading to :

Bedroom 2: 17 m<sup>2</sup>

Bedroom 3: 17 m<sup>2</sup>

Toilet with washbasin: 2 m<sup>2</sup>

Gîte 1, 72.50 m<sup>2</sup>, located in the tower, comprises :

Living room: 26 m<sup>2</sup>

9 m<sup>2</sup> kitchen

Circulation of 2.50 m<sup>2</sup> leading to :

Bedroom 1: 16.50 m<sup>2</sup>

WC: 1 m<sup>2</sup>

Shower room: 4 m<sup>2</sup>

Italian shower, heated towel rail

Bedroom 2: 13.50 m<sup>2</sup>

On the mezzanine, with shower room

Gîte 2, 54 m<sup>2</sup>, comprises :

Living room: 29 m<sup>2</sup>

Bedroom 1: 7 m<sup>2</sup>

Bedroom 2: 8.50 m<sup>2</sup>

Kitchen: 5.50 m<sup>2</sup>, dining room

Shower room with toilet: 4 m<sup>2</sup>.

Gîte 3, 104 m<sup>2</sup>, comprises:

Garden level :

Dining room: 19 m<sup>2</sup>

Open-plan kitchen: 9 m<sup>2</sup>

Shower room with wc: 4 m<sup>2</sup>

Living room: 23 m<sup>2</sup>

With fireplace

First floor:

Landing of 4 m<sup>2</sup> leading to :

Bedroom 1: 9 m<sup>2</sup>

With cupboards

Bathroom with wc: 4 m<sup>2</sup>

Bedroom 2: 11 m<sup>2</sup>

With cupboards

Bedroom 3 : 10.50 m<sup>2</sup>

Bedroom 4 : 11 m<sup>2</sup>

Outside :

Outbuilding: 82 m<sup>2</sup>

With technical area, wood / pellet boiler, solar panel batteries

Technical part of the property :

Heating system: wood / pellet boiler, adjustable via smartphone

Joinery: mainly double-glazed wood and aluminium

Roof: in good condition

Sewage system: individual septic tank. Not compliant

Swimming pool heated by heat pump: 10 \* 5 m, liner 5 years old

Internet connection: connected to fibre

Pastoral setting:

This property, ideal for a hospitality business, is set in 7 hectares of woodland and meadows, with a stream running through.

A small pond adds a touch of tranquillity.

Are you interested ?



Marie

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