

Large Country House with Dovecote, Barn and Swimming Pool

 7  3  51,487m²  316m²  1



Reference
76755

Description

Price
€640,500

Location
Montpezat



Features

View
Swimming pool
Guesthouse



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General

Rooms: 7
Terrace: 30m²
Garage: 1m²
Pool: 1
Living area: 316m²
Land area: 51,487m²
DPEScore: C (111kWhEP/m²/an)
GESScore: A (3kgCO₂/m²/an)
Property tax: €0

Layout house

Ground floor

Large living room: 68 m² with large fireplace with Polyflame heat recovery of 33 kCal

Dining room: 36.5 m², large fireplace with heat recovery

Kitchen: equipped with a six-burner hob and 2 ovens and grill, extractor hood and 2 built-in fridges / freezers (300 liters), two 2 m granite worktops, double sink. cupboards

Back kitchen: for washing machine, dryer and dishwasher, cupboards

Laundry room with sink, PERMO BIO softener, domestic water heater, heat pump heating installation.

First floor

Three bedrooms: 26 m², 19 m² and 11 m² with cupboards

Bathroom: 9 m² with bath, washbasin and separate shower WC

Office: of 24 m², cupboard

2nd floor

Bathroom: 9 m² with bath, Italian shower, washbasin

Attic: 21 m²

Pigeonnier

19th century exposed stone dovecote

Converted as a guest house.: Covered outdoor terrace, storage room. Ground floor living room kitchen, 1st floor bedroom, bathroom with toilet, bath, sink, 2nd floor bedroom, Currently rented as a gîte (≥ €4,200 income per year)

Outbuildings

Old barn: 280 m², Restored walls and roofs, exposed stone, comprising

144 m² bakehouse: Exposed stone, dating from the 16th century. Restored walls and roof.

Workshop: with 2 old ovens (to be restored)

Two covered terraces,: one with summer kitchen and outdoor fireplace