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Charming house with gîte in Quercy

Lot , Occitanie



€550,000

inc. of agency fees

4 Beds 189 sqm 0.66 ha

On the border of the Lot, in the pretty countryside of Quercy Blanc, a path lined with fruit trees leads us to this charming residence. Dating from the 18th century, this stone building of approximately...

At a Glance

Reference MFH-EAT7533

Near to Toulouse

Price €550,000

Bed 4

Pool No

Hab.Space 189 sqm

Land 0.66 ha

Land Tax N/A

Property Description

On the border of the Lot, in the pretty countryside of Quercy Blanc, a path lined with fruit trees leads us to this charming residence. Dating from the 18th century, this stone building of approximately 189sqm has been renovated to preserve all its charm, enhanced by the most careful decoration. You will fall in love with it as you climb the few steps that lead to the main room and its cathedral ceiling, with its large living room and open kitchen. Featuring a majestic fireplace and a shaded terrace, this space will satisfy your moments of life in all seasons. The lower part of this room accommodates a master suite with a bathroom with toilet and

dressing room. Another part of the house, which can be made completely independent or not, is currently used as a gîte. It is composed of a charming lounge-boudoir with a wood stove and a dining room. Below, a bright kitchen has a closed and independent terrace access to the garden, and a large bathroom is located on the side of this room. Upstairs, a landing allowing to accommodate an extra bed serves three attic bedrooms, one of which has a toilet, a sink, and air conditioning. A few outbuildings complete these volumes, such as a small chapel, a wine cellar, and a magnificent equipped summer kitchen. A covered garage can shelter a car and communicates with the laundry room. ENERGY CLASS C / CLIMATE CLASS D Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1913 and EUR2143 Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	4
Price	€550,000

Key Information

Internal Area:	189 sqm
Land Area:	0.66 ha
Has a Garden	Yes

Location: Occitanie



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