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House between woods and meadows on 22 ha in the Lot

Lot , Occitanie



€340,000

inc. of agency fees

2 Beds 65 sqm 22.32 ha

Built by a passionate carpenter, this A-frame house of approximately 65sqm combines wood and stone from the Lot with quality and respect for its local environment. It is accessed by a forest path and...

At a Glance

Reference	MFH-EAT7725	Near to	Toulouse	Price	€340,000
Bed	2	Pool	No	Hab.Space	65 sqm
Land	22.32 ha			Land Tax	N/A

Property Description

Built by a passionate carpenter, this A-frame house of approximately 65sqm combines wood and stone from the Lot with quality and respect for its local environment. It is accessed by a forest path and its panorama seduces us from the moment we arrive. Here, nature is omnipresent on 22 hectares of woods and meadows. The entrance is through an awning of approximately 30sqm, which offers potential if we decide to close it

and make it an additional living space. A living room with a kitchen area and a fireplace with insert immerses us in a cozy and warm atmosphere. A hallway leads us to a cabin bedroom and a bathroom with toilet. In the extension, an office area from which we access a terrace is completed by a space that can be used as a dressing room or storage. A bedroom, equipped with cupboards, also accesses the terrace of approximately 15sqm, on the side of the house. Outbuildings complete these spaces, one of which serves as a laundry room. Along the channel that leads to its pond, this house benefits from an inestimable luxury, since a spring generously supplies it with water. Wild, authentic, preserved, here nature gives off a force and energy that will seduce and respond to all the projects that revolve around it. For animal lovers, the property has 5 fenced parks, equipped with 3 wires, which allow regular feeding and rotation of the enclosures. Thus, horses, donkeys, ponies, sheep, goats could be delighted in this most bucolic environment. Ecological projects can also suit this house and its hectares, permaculture, ecotourism, agrotourism, or unusual accommodation and green tourism. ENERGY CLASS E / CLIMATE CLASS C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR570 and EUR800 Information on the risks to which this property is exposed is available on the Géorisques website: Eric Liégard Sales agent RSAC 509 899 605 Montauban Tel: 07 78 35 13 69

Summary

Property type:	Farmhouse
Bedrooms:	2
Price	€340,000

Key Information

Internal Area:	65 sqm
Land Area:	22.32 ha
Has a Garden	Yes

Location: Occitanie



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