

Lovely Country House with 2 Bedrooms, Spacious Living Area and Large Plot - Authentic stones and beams



INFORMATION

Town:	Saint-Chamarand
Department:	Lot
Bed:	2
Bath:	1
Floor:	135 m2
Plot Size:	9765 m2

IN BRIEF

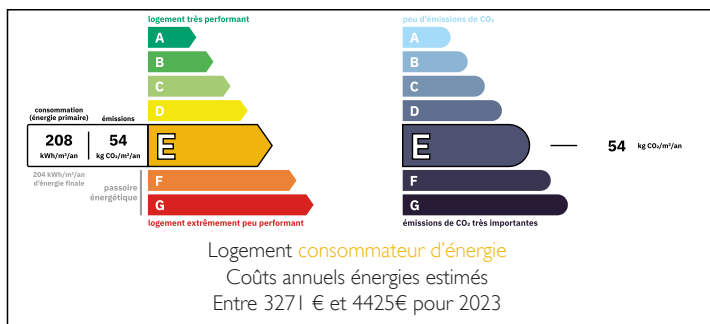
This former barn has retained the charm of its original features while offering the comfort of a thoughtfully designed home. The spacious 70 m² living area comprises an open-plan kitchen with a large dining room and, separated by the central fireplace, a living room opening onto the terrace overlooking the 9000 m² tree-lined meadow.

Exposed beams, stone walls and original feeding troughs all contribute to the property's unique character. Modern comforts include double glazing, gas-fired central heating, compliant drainage, and a garage.

Upstairs (also accessible from the lane), there is a beautiful open study space with large picture windows, two bedrooms and a bathroom. One could easily create a third bedroom .

Below the house are a garage and a well. This is a

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Former Barn Converted into a House - Exposed beams, stone walls and original feeding trough

The property comprises, on the garden level: a 70 m² living area with sitting room, central fireplace, dining room and open-plan kitchen, plus a WC. Upstairs are two bedrooms, a bathroom and a large office. Garage, well and over 9,000 m² of meadowland.

APPROXIMATE FLOOR AREAS

House: approximately 135 m²

Garden Level

- Sitting area: 34.00 m²
- Kitchen / dining area: 36 m²
- WC

First Floor

- Office: 13 m²
- Bedroom 1: 11 m²
- Bathroom/WC: 6 m²
- Bedroom 2: 24 m²
- Landing

TECHNICAL FEATURES

- Double glazing to the main picture windows
- Office picture windows with secondary glazing
- Gas boiler installed in 2017
- Compliant septic tank
- Roof inspected and maintained

LOCATION

- In a small hamlet of five houses, in the heart of the countryside
- Gourdon: 15 minutes
- Cahors: 35 minutes
- Nearest shops and services: Saint-Germain-du-Bel-Air, 4 km

NOTES