

Lovely stone house of 4/5-bedroom, impressive view, outbuildings and great potential in quiet hamlet



INFORMATION

Town:	Masclat
Department:	Lot
Bed:	5
Bath:	2
Floor:	155 m2
Plot Size:	2000 m2

IN BRIEF

This is one of my favorite houses: in this very small, peaceful hamlet overlooking the countryside, this 3-5 bedroom stone house overlooks the valley and offers a beautiful view of the countryside and forest.

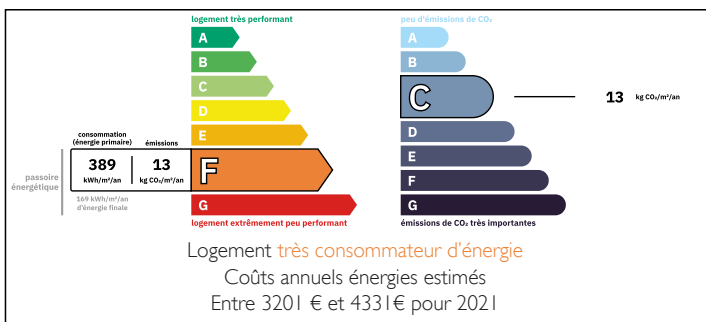
Formerly a barn renovated 25 years ago, the house features a large 50 m2 living room with kitchen area, opening onto a covered terrace and garden. Upstairs, 3 bedrooms, one of which is en suite, 2 shower rooms and two further bedrooms/office on mezzanine.

As former farmhouse, the property has many outbuildings (tobacco dryer, shed, old cottage, etc.), creating an enclosed haven around a very old lime tree and offering great potential.

No major structural work required, just standard upgrades and an improved heating system.



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

IN DETAIL

Former farmhouse comprising a house with entrance, laundry room, storeroom, WC, living room with kitchen area; sheltered terrace; upstairs 3 bedrooms, 2 mezzanine bedroom, 2 bathroom/shower rooms with WC.

Numerous outbuildings such as an old cottage, hangar, barn and drying shed, lean-to...

APPROXIMATE FLOOR AREA

Ground floor

- Entrance : 9 m2
- Storeroom: 5.75 m2
- Utility room
- WC
- living room / kitchen: 51 m2

First floor

- hallway
- bedroom 1: 17.25 m2
- mezzanine (bedroom 2, floor area): 13.50 m2
- bathroom - WC: 4.19 m2
- Bedroom 3: 12.50 m2
- Bedroom 4 with shower room: 25.90 m2
- mezzanine (office /bedroom 5) : 13.50 m2

LOCAL TAXES

Taxe habitation: EUR

NOTES

OUTBUILDINGS

- Workshop: 9.80
- pigsty (ruin)
- old drying shed: 40.00
- old house: 40.00
- Cellar: 40,00
- Barn on 2 levels: 100 m2
- Total surface area: 2000 m2

FEATURES

- barn converted in 1997
- very good structural condition
- electric convectors
- hot water tank