

Labastide-Murat – Family home to renovate with 3 bedrooms, studio, barn, 9,000 m² of land



INFORMATION

Town:	Cœur de Causse
Department:	Lot
Bed:	3
Bath:	3
Floor:	132 m ²
Plot Size:	8900 m ²



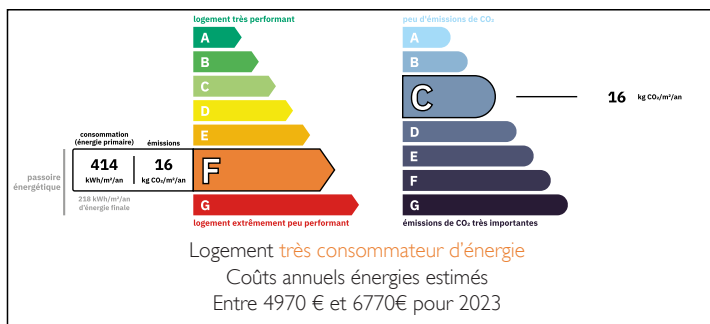
IN BRIEF

This family home has the double advantage of having a large plot of nearly 9,000 m² with its small barn, while also having the shops, services, restaurants and market of Labastide-Murat within walking distance...

You enter the house through a vestibule which leads directly into the large living room with open-plan kitchen. The fireplace allows you to imagine lovely evenings by the fire, and the terrace overlooking the meadow will allow you to enjoy the magnificent sunsets over the Causse. On this same level, you will find a bedroom and a shower room-WC, which can easily be enlarged and converted into a beautiful master suite. Upstairs, two large attic bedrooms, a bathroom and WC.

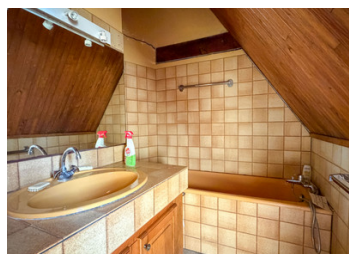
But that's not all: a studio has been fitted out on the garden level, and the small barn will allow you to give free rein to...

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

This former 1930s house was extended and modified in the 1980s; it benefits from a large 57 m² living room opening onto a 20 m² terrace with open-plan kitchen, and a very beautiful fireplace, ideal for winter evenings by the fire. The bedroom and bathroom (to be renovated) can easily be turned into a beautiful master suite.

Upstairs, the two attic bedrooms offer a good surface area of approximately 18 m², but the floor will need renovating, the insulation redone, the bathroom modernised, etc.

The house is built over a large basement (concrete beam-and-block floor) with, in addition, a 28 m² studio opening onto the meadow. It will be easy to plan for a central heating system, and to renovate the electrical installation, plumbing, etc.

In addition, you have a large garage, and a 36 m² barn on the ground over two levels, whose structure is in very good condition.

FLOOR AREAS (approximate)

- Living room with open-plan kitchen: 57 m²
- Bedroom 1: 9 m²
- Shower room-WC: 5.30 m²

UPSTAIRS

- Bedroom 2 (floor area): 18 m²
- WC
- Bathroom: 6.30 m²
- Bedroom 3: 18 m²
- Landing

OUTBUILDINGS

- studio (living room / kitchen area / shower room-WC): 28 m²
- Garage: 23 m²
- Cellar
- Barn: 36.50 m² (ground floor area, two usable levels)

NOTES