



Ref : 8425CHG

### Fine and bright contemporary in dominant position with views

Area



Habitable : 212 m<sup>2</sup>



Usable : 290 m<sup>2</sup>



Land : 1,4 Ha

696 000 €

**Luxurious residence for sale Lot.** In a dominant position, at the edge of a hamlet, fine and bright contemporary house with a pool house, in a park of 1.35ha almost totally building land. Large living area on the ground floor. 5 bedrooms. All modern conveniences. Unrestricted view facing south. 5mn from shops, 10 mn from all amenities.

#### IN SUMMARY

Rooms : 13  
Bedrooms : 5  
Bathrooms : 3

Swimming pool : yes  
Garage place : 2  
Parking space : 4  
Outbuildings : yes



Fuel



Adsl

**Advantages :** Views | Very comfortable home

#### SERVICES



1st Shops : 4 mn



All shops : 4 mn



Health : 8 mn



Elementary : 4 mn

Middle School : 8 mn

High school : 8 mn



8 mn



15 mn



45 mn

#### ENERGY INFORMATION

Consommation conventionnelle 83,00 kWh/m<sup>2</sup>.an

Estimation des émissions 25,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Chateaux

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## — DESCRIPTION

Ground floor :

Protected by double door, entrance hall of about 10m<sup>2</sup> with cloakroom

Sitting room of about 44m<sup>2</sup>, with a fireplace, bookcase corner, French-window opening on to the terrace facing south.

Study with bookcase of about 12.53m<sup>2</sup>.

Fitted and equipped kitchen of about 10m<sup>2</sup>, extended by an heated veranda of about 11m<sup>2</sup> used as a dining room.

Night area 32.96m<sup>2</sup>

Entrance distributing :

Bedroom 1: about 17m<sup>2</sup> with a French-window opening on to the terrace,

Shower room of about 6.80m<sup>2</sup>, fitted with a double washbasin and balneo-shower, window in the east side wall,

Separate toilets with washbasin 1.20m<sup>2</sup>

Fitted dressing of about 5m.

Small corridor on the right of the entrance hall, distributing :

Separate toilets with a washbasin,

Boiler/utility room 6.52m<sup>2</sup> with a secondary access from outside on the garden side

Double garage for 2 vehicles : 44m<sup>2</sup>, tiled floor, automatic doors, basin, oil tank and French window.

Storage room 4.09m<sup>2</sup>

First floor

Landing distributing :

Training room or bedroom 2 of about 22.37m<sup>2</sup> with washbasin and shower, large skylight

Bedroom 3 :about 10.50m<sup>2</sup>,

Guest area of about 60m<sup>2</sup> comprising :

Entrance of 15m<sup>2</sup> serving

Bedroom 4 : of about 15.39m<sup>2</sup>, cupboards and skylight, used as a small lounge,

Bedroom 5 : about 18m<sup>2</sup> floor area and cupboards

Bathroom 7.60m<sup>2</sup> with a washbasin and a bath, window in the east side wall.

Separate toilets with a washbasin 1.30m<sup>2</sup>

All floors on the ground level, the stairs and the upper landing are uniformly tiled. All the bedrooms and the anteroom at the upper level have wooden floors.

Oil central heating, with low temperature hot water circulating into the floors at the ground level and upstairs in the training room, and radiators in the other rooms.

Normalized individual sewage with an all waters tank.

Water softener

Alarm

Video remote gate

2000m oil tank

Double glazed windows

Centralized vacuum cleaner

Generator

12 x 6m salt swimming pool.

Pool house with barbecue, summer kitchen, filtering of the pool, wc

Large storage and workshop room for equipment 33m<sup>2</sup>, car washing area 35m<sup>2</sup>.

Lawn ground of about 1.35ha with some hundred years old oaks and olive trees, unrestricted overlooking views.

Land is almost totally building land.

At the end of a hamlet, in dominant position, 5mn from shops,

10 mn from all amenities.

Station 10mn

Golf 30mn

Access motorway A20 10mn

Brive airport 45mn

**Are you interested ?**



**Marie**

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