



Ref : 9201PJP

Charming farmhouse and outbuildings in the South of the Lot

Area



Habitable : 250 m²



Usable : 290 m²



Land : 1,6 Ha

412 000 €

Luxurious residence for sale Lot. Charming farm building in the South of Cahors in the Quercy Blanc including a main house 150 m², two holiday cottages of 80 m² and 23 m², two guest rooms, several outbuildings, a bread oven and a functioning well on grounds of 16000 m² compound of meadows, vegetable garden and grove not far from saint Jacques Compostelle's way. This ideal property for a commercial activity.

IN SUMMARY

Rooms : 9
Bedrooms : 6
Bathrooms : 6

Swimming pool : no
Garage place : 1
Parking space : 3
Outbuildings : yes



Fuel and Electricity



Adsl

Advantages : Countryside | Nice views

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 30 mn



30 mn



35 mn



60 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 349,00 kWh/m².an

Estimation des émissions 19,00 kg éqCO₂/m².an



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DESCRIPTION

All the buildings are in very good state, roofs reviewed and redone, the insulation of the three houses redone in 2012. The heating system is fuel with a recent boiler and reversible air conditioning system. Double glazing.

In general good condition could be improved by some updating works.

Main house:

Two accesses to the house by a small path or by a staircase

Porch : 12 m²

Fitted kitchen : 18 m²

Lounge with closed fireplace : 42 m²

Office with balcony : 16 m²

Dressing room : 3 m²

Bedroom 1 : 12,76 m²

Shower-room : 2,50 m²

Bedroom 2 : 19,36 with shower-room

Bedroom 3 : 19,25 m²

Bathroom : 6 m²

Basement level :

Flexible cellars: 87 m²

Holiday cottage 1:

Garden level:

Kitchen / living room: 23,31 m²

Toilet: 2 m²

On the 1dt floor:

Bedroom 1 with shower-room: 13,25 m²

Bedroom 2 : with shower-room: 12,72 m²

Holiday cottage 2:

Studio equipped with a small kitchen, a lounge and a bedroom with shower-room: 21,80 m²

Outbuildings :

Stone barn in very good condition : 136 m²

Dovecote tower built of Quercy stones on two levels: 35,49 m²

Bread oven in working order

Agricultural shed: 160 m²

Garage: 20 m²

Outside :

Attractive garden landscaped and shaded by hundred-year-old trees in a green setting lined by a brook. Approximately 250 m² of vegetable garden irrigated by a well

Are you interested ?



Marie

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