



Ref : 9316NDC

Charming character stone house with infinity swimming pool.

Area



Habitable : 218 m²



Usable : 0 m²



Land : 3 567 m²

464 000 €

Farmhouse & Mas for sale Lot. Charming character stone house of 218m² net living space, very bright, well equipped, 4 bedrooms, in a good environment but not isolated and at 5 mn from all amenities. Infinity swimming pool of 14mx4m on 3567m².

IN SUMMARY

Rooms : 8
Bedrooms : 4
Bathrooms : 3

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



Gas



Adsl

Advantages : Bright | Comfortable

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 25 mn



25 mn



45 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

— DESCRIPTION

The house, East/West exposure: 218 m²

Ground floor

Entrance by a triple French window with glassed fanlight and blinds : 13m², stone floor

Stone arch opening onto an open kitchen with meals area, exposed frame. Fitted and equipped kitchen, large skylight

Meal area : 16.30m, stone floor, a double French window, a French window with terrace access and swimming pool.

Kitchen area : 16.50m², stone floor, 5 burner gas hotplate + oven, dish washer, freezer, refrigerator, skylight, 4 windows with views over the countryside : very bright.

Landing : 1.70m²

Wc : 1.25m², stone floor, tiled walls

Bedroom 1 : 12.70m², brick partition bay window, stone floor, wardrobe, 2 large windows, low voltage lightening.

Shower room : 2.45m², stone floor, tiled floor, basin, Italian shower, low voltage lightening.

Lounge : 24m², in the former barn with hayrack, 2 skylight, a window, 1 double French window with access to swimming pool and terrace, wooden floor.

Landing : 2.95m²

Cupboards with washing machine and dryer

Lounge with open fire place : 32.50m², terra cotta floor, stone walls, exposed beams, 3 windows and glassed entrance door.

Landing : 1.40m²

Bedroom 2 : 21.45m², terra cotta floor, low voltage, large wardrobe, a window, a French window with access to terrace and swimming pool.

Shower room area : 6.40m², terra cotta floor, tiled walls, basin, independent wc, Italian shower.

First floor

Exposed frame, sweet chestnut staircase

Landing : 2.80m², sweet chestnut wooden floor and stone floor, views over the ground floor lounge

TV lounge : 14.50m², wooden floor, 3 windows and skylight

Bedroom 3 : 30m², pine wooden floor, exposed frame, a large window, 3 skylight, basin, wardrobe

Shower room : 3.35m², shower cabin, wc

Bedroom 4 : 20m², pine wooden staircase, wooden floor, 3 windows

Cellar : 12.50m² boiler room with recent gas boiler, hot water tank, stone floor

Gas cistern buried in the garden

East Terrace : 35m², large stone tiles floor, water inlet, lightning by detection, floor lightning

Garage for 4 cars

West terrace 1 : 10m², concrete floor, metal pergola with wisteria and climbing vines, floor lighting in process, electric plugs

West terrace 2 : 30m², concrete floor

West terrace 3 16m², concrete floor

Infinity pool : 14mx4m, chloral system, putty-colored liner, lightening in the pool, 4 integrated steps, alarm.

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Wooden frames in perfect condition with double glazing and shutters for the older part.

Country home very bright and comfortable, benefiting of a nice environment and vicinity of amenities. No work to be done.

Are you interested ?



Marie

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