



Ref : 9389CHG

### Very charming property, 18th manor house with outbuildings, swimming pool

Area



Habitable : 249 m<sup>2</sup>



Usable : 183 m<sup>2</sup>



Land : 7,5 Ha

565 000 €

**Manor-house for sale Lot.** Very charming 18th century stone property, former royal notary's property, nicely set in a quiet hamlet, several outbuildings, summer kitchen, swimming pool, 7,5 ha of garden, vegetable garden with 32m<sup>3</sup> stone cistern, landscape and wood land. Amenities at 5mn.

#### IN SUMMARY

Rooms : 7  
Bedrooms : 4  
Bathrooms : 2

Swimming pool : yes  
Garage place : 2  
Parking space : 6  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Beautiful nature, very quiet | Very charming, allure

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 25 mn

High school : 25 mn



25 mn



25 mn



60 mn

#### ENERGY INFORMATION

Consommation conventionnelle 216,00 kWh/m<sup>2</sup>.an

Estimation des émissions 49,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

Main house :

Garden level :

Entrance 8.99 m<sup>2</sup>

Entrance by stone tower, (former pigeonier), solid wooden door, stone tiles

Solid wood staircase for 3 levels

Vaulted Souillarde ( former kitchen) 4.80 m<sup>2</sup>

French window leading to the garden, stone tiles

Dining room 37.34 m<sup>2</sup>

French window leading to garden, 2 windows, tiles

Kitchen 23.94 m<sup>2</sup>

Fully equipped, Godin cooker, granite stone working surface, French window leading to court yard, porcelaine tiles

Toilet

Cellar access by dining room

First floor: access by staircase in the tower and garden

Living room 59.00 m<sup>2</sup>

Spacious and bright living room, access by two French window leading to garden and terraces, stone open fire place, wood oven, two stone sinks, 3 windows with indoor and outdoor shutters, central vacuum cleaner.

Bedroom 1 en suite, 22.69

Entrance 01.60 m<sup>2</sup>

deserve the bedroom and bathroom, solid wooden floor

Bathroom, 04.18 m<sup>2</sup>

tiles, bathtub, wash basin, toilet, towel dryer, 1 window

Bedroom 16.91 m<sup>2</sup>

Solid wooden floor, 2 windows, inside shutters

Second floor :

Access by staircase in the tower

Landing 10.64 m<sup>2</sup>

massif wooden floors

Bedroom 2, 14.18 m<sup>2</sup>

wooden floors

Bedroom 3, 14.06 m<sup>2</sup>

wash basin, solid wooden floors

Bathroom 6.67 m<sup>2</sup>  
Bathtub, wash basin, toilets  
Bedroom 4, 17.84 m<sup>2</sup>  
3 windows, solid wooden floors

Third floor, in the staircase tower  
room 12.22 m<sup>2</sup>

First and second floors with concrete slabs, solid wooden floors, inside oak wood  
shutters  
Alarm system, oil central heating, central vacuum cleaner for first floor

Outbuildings :

Small barn  
Atelier 15.78 m<sup>2</sup>,  
Water and drainage pipes already there  
Utility room for central heating system 15 m<sup>2</sup>  
Oil tank 3000L, oil central heating VIESSMANN  
Barn 153.00 m<sup>2</sup> at floor

Swimming pool 6 X 12m  
liner 2018, chlore, spacious terraces around the pool area, stone tiles  
Summer kitchen 29.74 m<sup>2</sup>  
stone tiles, sink

Carport for 2 cars  
Vegetable garden with stone water cistern 4X4X2m or 32 m<sup>3</sup>

7.5 Ha of wood and grassland

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS  
Tel +33 (0)5 65 35 63 32  
[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)