



Ref : 9443JMW

Nice country home with pool, well, garage, in a quiet area

Area



Habitable : 159 m²



Usable : 300 m²



Land : 6,5 Ha

345 000 €

Farmhouse & Mas for sale Lot. In beautiful surroundings, in a quiet area, country house of 160 m², 3 bedrooms, bathroom, office, fitted and equipped kitchen, large living room with fireplace, terraces, wine cellar, swimming pool, well, garage, car port, workshop, vegetable garden.

IN SUMMARY

Rooms : 6
Bedrooms : 3
Bathrooms : 2

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



Wood and Fuel



Adsl

Advantages : Nice exposure | Quiet

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 25 mn



25 mn



20 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 235,00 kWh/m².an

Estimation des émissions 53,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

House

Garden level

Entrance hall: pretty old wooden entrance door, with forged nails, stone floor. Stairwell leading to the 1st floor.

Toilets: 1.00 m²

Kitchen: 19.50 m², fitted and equipped, Sauter pyrolysis oven, Samsung microwave, Siemens refrigerator-freezer, Thomson dishwasher, top and bottom cupboards, central island with extractor hood and induction hob.

Access to a stone terrace with barbecue: 35.00 m².

Boiler room: 5.00 m² with recent oil condensing boiler, 200L electric hot water tank, shower cubicle, washbasin, pending installation for washing machine.

Living room/dining room: 49.00 m², exposed beams, fireplace with heat recovery unit, terracotta floor.

Access to the second covered terrace and wine cellar under the dovecote.

1st floor

Landing area: 5.00 m², carpet.

Bathroom: 8.00 m², bath, shower cabin, washbasin, bidet, storage under rampants.

Mezzanine office: 9.00 m²

Corridor: 6.00 m² with two large deep cupboards.

Bedroom 1: 11.50 m² with possibility of extension in the pigeon loft of 5.00 m².

Bedroom 2: 12.00 m² with access to a covered terrace, dovecote and stone staircase leading to the garden and swimming pool.

Room 3: 12.00 m²

All frames are made of sand color aluminum with double glazing and argon gas.

Garage and workshop: 97.00 m² with insulation.

Carport: 44.00 m², oak frame, two cars.

Well: in stone, supplies the house in addition to the network.

Outbuildings: 81.00 m² composed of aviary, kennel, garden equipment room.

Orchard: Plum, walnut, apple, cherry, hazelnut.

Very large vegetable garden.

A stream on the edge of the property still in water.

Swimming pool: 12m x 6m, epoxy paint redone.

Very beautiful environment

Calm

Close to services and market

Are you interested ?



Marie

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

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com